



69 Lady Acre Close, Lymm, WA13 0SN  
**£499,950**



69 Lady Acre Close, Lymm, WA13 0SN

£499,950

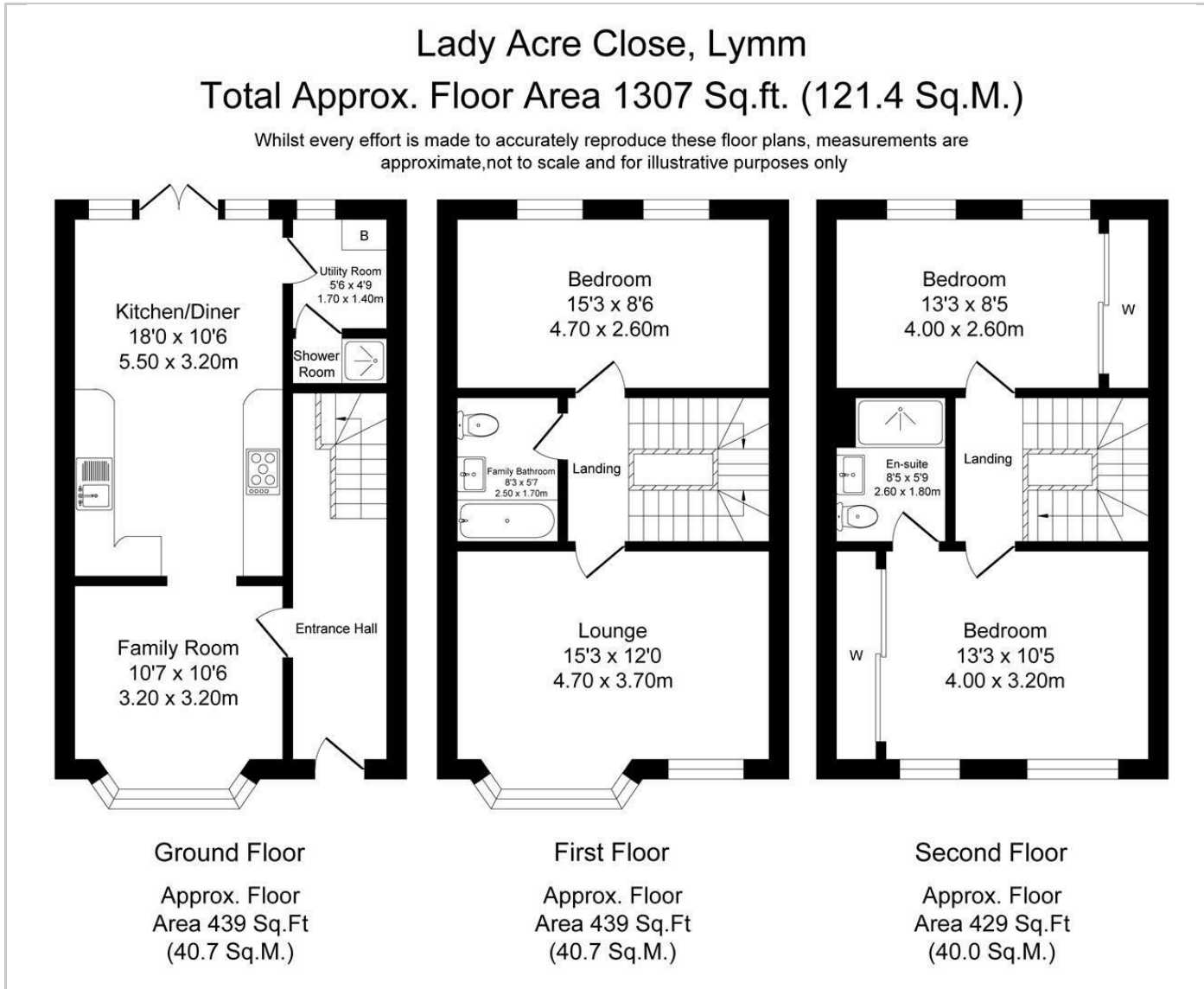
NO CHAIN AND £2000 JOHN LEWIS GIFT VOUCHER OFFERED FOR THIS STUNNING AND FINISHED TO A HIGH SPECIFICATION BY THE PRESENT OWNERS PROPERTY. THIS LOVELY TOWNHOUSE IS SITUATED AT THE END OF A CUL-DE-SAC AND BACKS ONTO ONE OF LYMM'S MOST PRESTIGIOUS ROADS, LAKESIDE ROAD. Comprising hallway with Amtico flooring, sitting room with bay window to the front open to a high specification high gloss kitchen with integrated Smeg appliances, range cooker and wood worktops. There is a dining area with french doors into the garden, utility room with new Vaillant gchb and shower room. A hand built staircase leads to the first floor with fabulous chandelier. There is a beautifully presented in a contemporary style living area with bay window and Bose surround sound. Refitted Duravit bathroom with Hansgrohe shower, feature lighting and display niches. There is also a further double bedroom to the rear overlooking the garden. On the second floor there is a master bedroom with fitted wardrobes and refitted Duravit ensuite shower room with Hansgrohe shower and a further double bedroom with fitted wardrobes. Externally there is allocated parking and a single garage with power and water. The front and rear gardens have artificial grass and the rear garden is not overlooked and has an entertaining area, hot and cold shower, borders and fully enclosed. The property is FREEHOLD. There is also an alarm and camera systems.

## Description

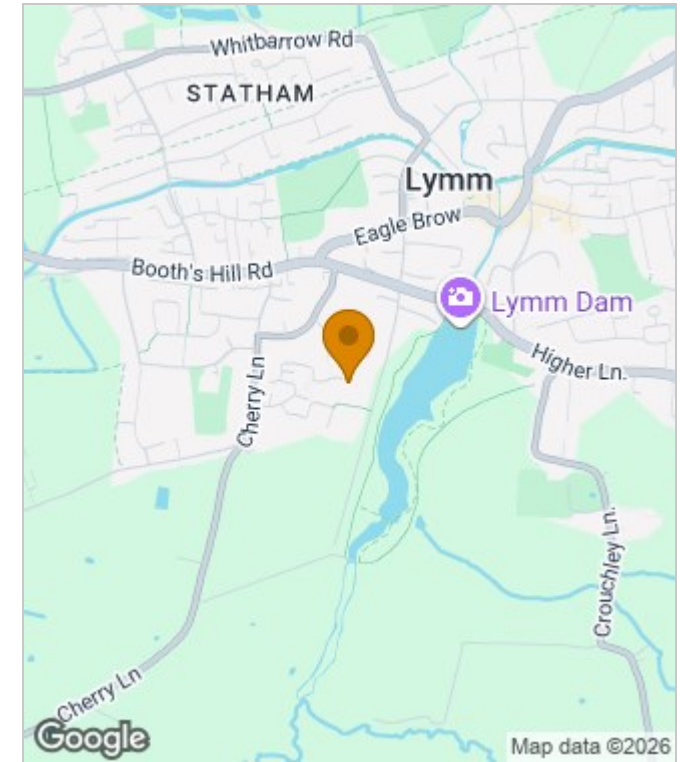


Council Tax Band: E

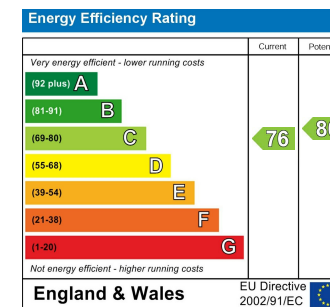
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.