



Highfield Road, Lymm Warrington

Semi-Detached • Three Bedrooms • Spacious Living • Light And Airy • Freehold Title • Ideal Family Home •
Charming Gardens • Driveway Parking • Sought After Location • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering this charming property, you are welcomed by a central hallway providing access to the accommodation beyond. The first room you encounter is the well-positioned dining room, bathed in natural light and offering a warm and inviting space for family meals and entertaining guests.

Following the natural flow of the home, you are led into the spacious living room, an ideal setting for relaxing, unwinding, and spending quality time with loved ones. Additional practical storage can also be found beneath the stairs.

To the rear of the property is the kitchen, which is currently compact but offers excellent potential to be reconfigured and transformed into a more spacious and functional area. It's an ideal space for preparing delicious home-cooked meals while catering to the needs of everyday family life.

Ascending to the first floor, you will find three generously sized bedrooms, each providing comfortable and versatile accommodation.



GARDEN

To the rear of the property is a charming garden, featuring a lawned area and patio, perfect for enjoying the summer sunshine or entertaining family and friends. To the front, a well-maintained garden enhances the home's curb appeal, while a private driveway provides convenient off-road parking and added peace of mind.

The property also benefits from a garage, offering excellent storage space or potential for a variety of uses.

LOCATION

Lymm is an attractive and sought-after location, thanks to its quaint village feel and rural setting. The area boasts a range of walks including those around Lymm Dam and on the banks of the Manchester Ship Canal. It is an ideal location for families, boasting some of the regions most-highly regarded schools. The village itself is a designated conservation area with an impressive range of historic buildings. Residents in the area benefit from the excellent range of shops, coffee houses and cosy pubs in the village. It is also ideally located close to the M6, making it perfect for commuters.

GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D

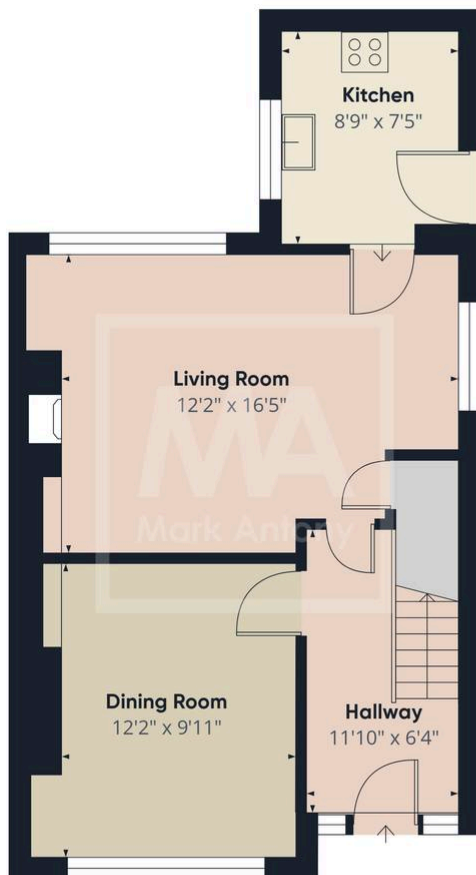




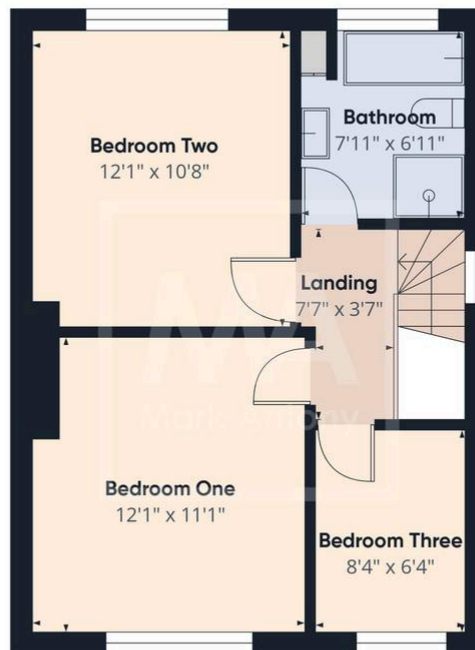
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1037 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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