

High Legh Road, Lymm, WA13 0RS

£300,000

 3  1  2



Built around 1934 this semi detached property offers well proportioned rooms, ideal for a growing family.

Although in need of some updating the property has been well maintained and benefits from gas central heating and upvc double glazing.

Internally, the accommodation includes an entrance porch and hallway, two reception rooms, and a dining kitchen. To the first floor are three bedrooms and a family bathroom.

The property enjoys open views over farmland to the front and sits on a good size plot with excellent off the road parking with potential for a side extension (subject to relevant planning permission).

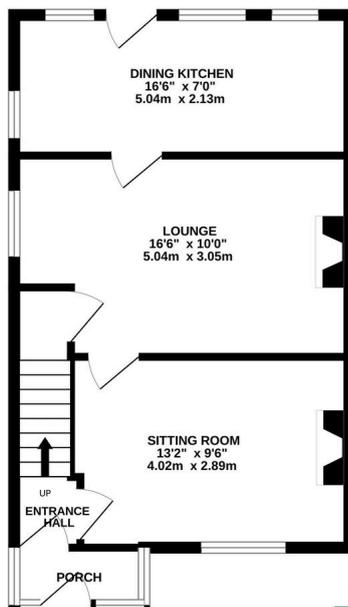
Situated within walking distance of local amenities including a local corner shop, bus stop,

excellent pub/restaurants and access to the network motorways.
The property is being sold with no onward chain.

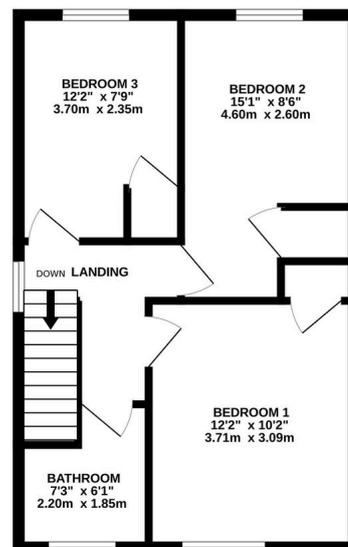
Key Features

- Three-bedroom semi-detached home (circa 1934)
- Two reception rooms plus a large dining kitchen
- Gas central heating and uPVC double glazing
- Generous plot with potential for side extension (STPP)
- Detached garage and additional outdoor storage
- Spacious and well-proportioned rooms throughout
- Well maintained but offering scope for modernisation
- Open views over farmland to the front
- Large driveway providing ample off-road parking
- No onward chain for a smoother purchase

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026