

## Wellcroft Gardens, Lymm, WA13 0LU

£315,000

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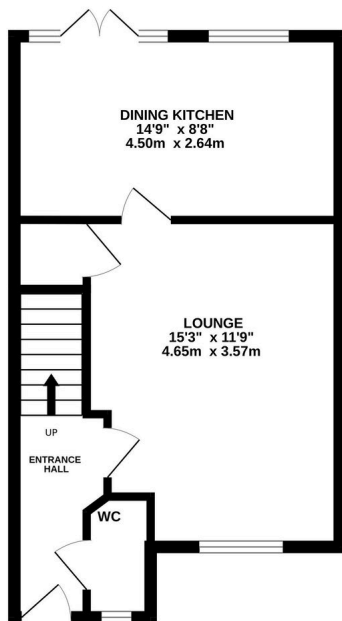
A beautifully presented three-bedroom home located in the highly sought-after Seasons development, within walking distance of Lymm High School. This bright and welcoming property features a spacious lounge, a modern open-plan dining kitchen with French doors leading to a private, non-overlooked garden, and a convenient downstairs WC.

Upstairs offers a well-proportioned master bedroom with built-in storage, two further bedrooms, and a contemporary family bathroom with walk-in shower. Externally, the home benefits from a well-maintained garden with two patio areas ideal for outdoor dining, as well as allocated parking and additional visitor spaces. Internal viewing is highly recommended.

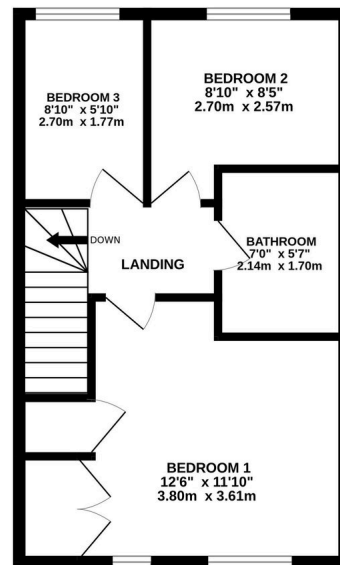
## Key Features

- Highly desirable location on The Seasons development
- UPVC double glazed throughout
- Modern open-plan dining kitchen
- Three bedrooms
- Private, non-overlooked rear garden with two patio areas
- Within walking distance of Lymm High School
- Spacious and bright lounge with understairs storage
- French doors opening onto the private garden
- Contemporary family bathroom with walk-in shower
- Allocated parking plus additional visitor spaces

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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.

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