

Higher Lane, Lymm WA13 0BA

Offers Over £875,000



A BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED FAMILY HOME

Occupying a prime position, this substantial detached family home, originally constructed in the 1920s, effortlessly combines period charm with contemporary family living. Thoughtfully extended and enhanced over the years, the property offers versatile accommodation extending to over two floors, together with a superb breakfast kitchen, mature gardens, detached garden studio and integral garage.

Banner & Co

Offering exceptional flexibility for modern family life with multiple reception areas and a dedicated home office space, making this a rare opportunity in an outstanding location close to Lymm village centre, excellent schools and commuter links.

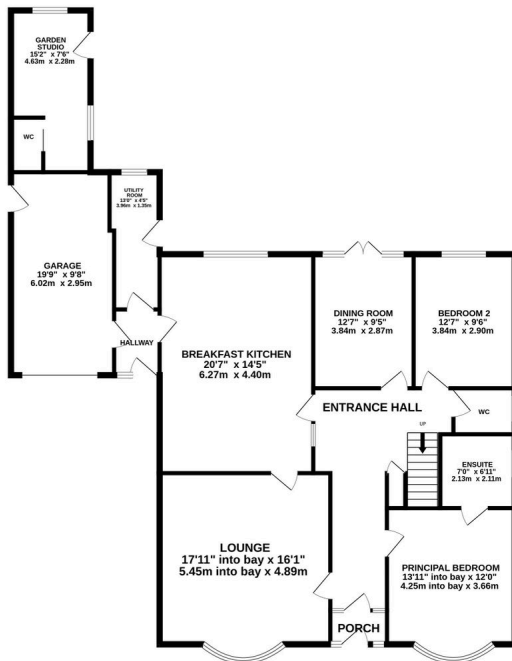
Properties of this calibre, combining period character, versatile accommodation and a highly desirable Lymm location, are rarely available.

Early viewing is strongly recommended

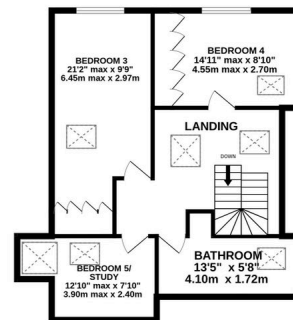
Key Features

- Prime Lymm residential location
- Attractive 1920s detached family home
- Four bedrooms plus study/bedroom five
- Stylish principal bedroom with en-suite
- Family breakfast kitchen with integrated Neff appliances
- Two reception rooms
- Detached garden studio with WC
- Mature landscaped gardens with summer house
- Integral garage and extensive driveway parking
- Freehold tenure and viewing highly recommended

GROUND FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 2258 sq.ft. (209.7 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 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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