

22 Grove Avenue, Lymm, WA13 0HF

£350,000









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This attractive end-terrace property offers much more than you might expect, with two generous bedrooms, stylish modern interiors and a fantastic side plot providing plenty of outdoor space and exciting potential for the future.

Inside, the property features a cosy living room with a fireplace as a focal point, alongside an open-plan kitchen and dining area, creating a lovely space for everyday living. There is also a useful separate utility room and down stairs WC.
To the first floor there is a stunning, recently refurbished bathroom finished in a stylish contemporary design., both bedrooms are a great size, making this an ideal home for first-time buyers, couples or those looking to downsize without compromising on space.

Outside is where this property really stands out. The generous side plot has previously benefited from planning permission for a double-storey extension, offering exciting possibilities for those looking to create more space, subject to any necessary permissions. The property also benefits from a good-sized rear garden, a single garage with power and a large driveway providing ample off-road parking, a rare advantage for a home of this type.

The location is another real plus, with local schools and parks nearby and a pleasant walk into Lymm village through Grundy Park. The Bridgewater Canal and Trans Pennine Trail are also within easy walking

Description

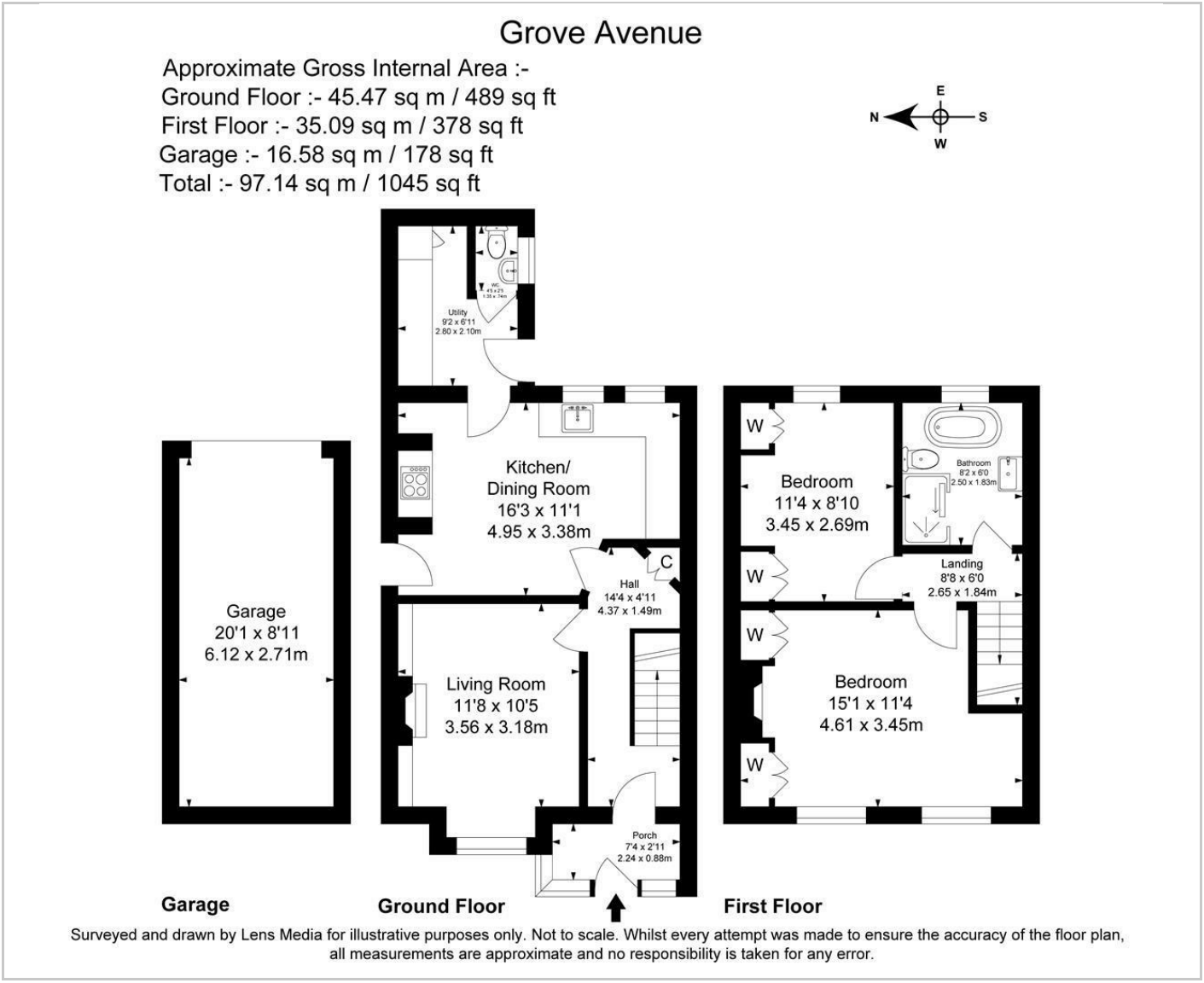






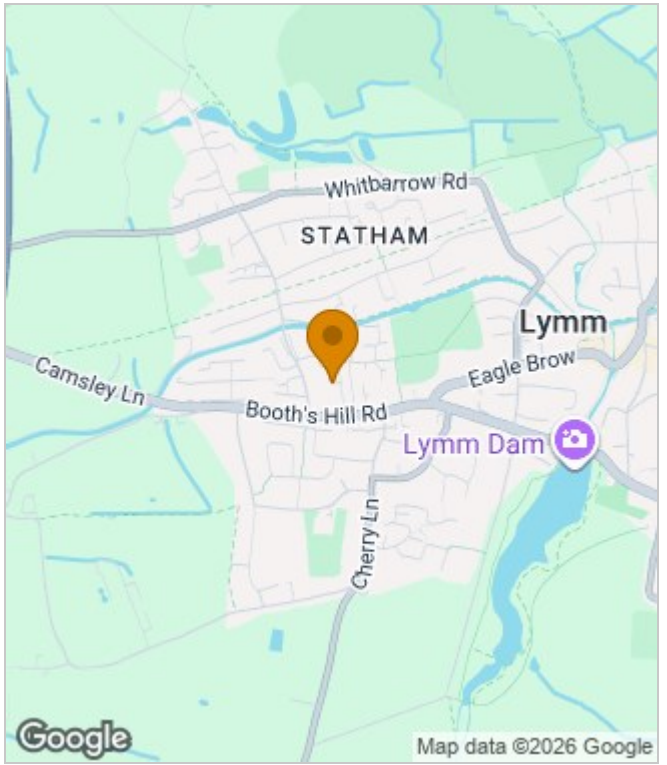
Council Tax Band: C

Floor Plans

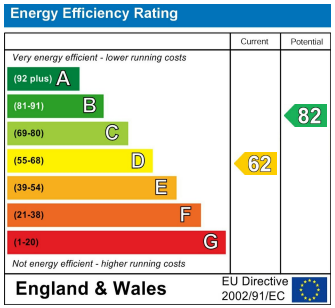


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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