

John Road, Lymm, WA13 0EJ

Offers Over £350,000

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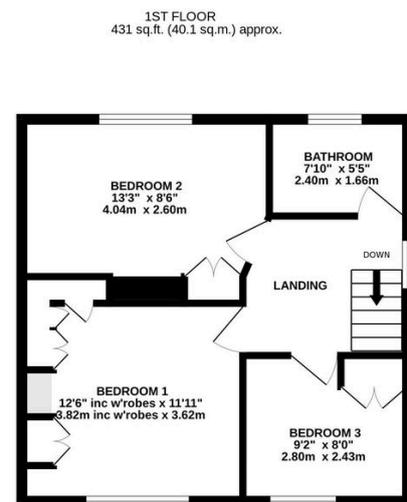
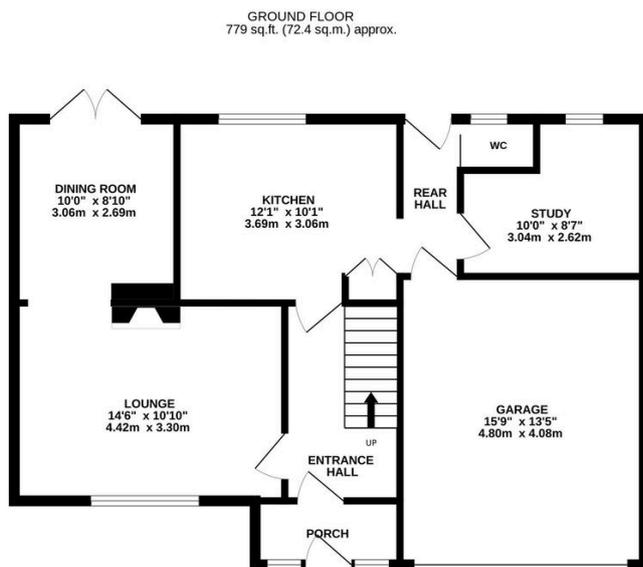
A spacious three-bedroom semi-detached property offering flexible family accommodation throughout. The ground floor features a welcoming lounge, separate dining room, and a versatile study/playroom, along with a downstairs WC. An integrated double garage with utility area provides excellent additional storage and practicality.

Outside, the home benefits from off-road parking and a fully enclosed rear garden, ideal for families. Situated within walking distance of Lymm village and its extensive amenities, this property presents fantastic potential for modernisation or reconfiguration to suit individual needs.

Internal viewing is essential to fully appreciate the space and versatility this family home has to offer.

## Key Features

- Spacious three-bedroom semi-detached family home
- Integrated double garage with utility area
- Off-road parking
- Excellent potential for modernisation or reconfiguration
- Easy commuting distance to major motorway networks
- Flexible accommodation
- Downstairs WC
- Fully enclosed rear garden
- Walking distance to Lymm village and Cherry Tree Primary school
- Internal viewing essential to appreciate the space and versatility on offer



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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