

 **DECLAN
JAMES** ESTATE
AGENTS



3 Whitefield Close, Lymm, WA13 9QG

£460,000



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Situated in the quiet cul-de-sac of Whitefield Close, Lymm, this delightful four-bedroom home offers an ideal setting for family life in a highly sought-after location. The property benefits from two spacious reception rooms, providing ample space for both relaxation and entertaining. At the heart of the home is the impressive open-plan kitchen diner, complete with a central island and direct access to the south-facing private rear garden, perfect for enjoying sunny days and hosting family gatherings. A separate utility room and downstairs WC add valuable practicality to everyday living.

Upstairs, the property offers four well-proportioned bedrooms and two modern bathrooms, ensuring comfort and convenience for busy family life. The layout has been thoughtfully designed to balance functionality with a welcoming atmosphere.

Externally, a large driveway provides generous off-road parking, and the property also benefits from a garage - ideal for storage, with potential for conversion (subject to the necessary planning permissions).

Ideally positioned close to local schools, shops and the Trans Pennine Trail, this home offers a peaceful yet well-connected lifestyle. Whether enjoying countryside walks or the convenience of nearby amenities, this property truly delivers on all fronts.

Early viewing is highly recommended. Please note we have CGI staged some photos for a before and after view.

Description

Four-bedroom detached family home

Situated in a quiet cul-de-sac location

Two spacious reception rooms

Open-plan kitchen diner with central island

South-facing private rear garden

Separate utility room

Downstairs WC

Two modern bathrooms

Well-balanced, family-friendly layout

Large driveway providing ample off-road parking

Garage with potential for conversion (subject to planning permission)

Close to local schools and village amenities

Easy access to the Trans Pennine Trail

Located in the highly sought-after village of Lymm

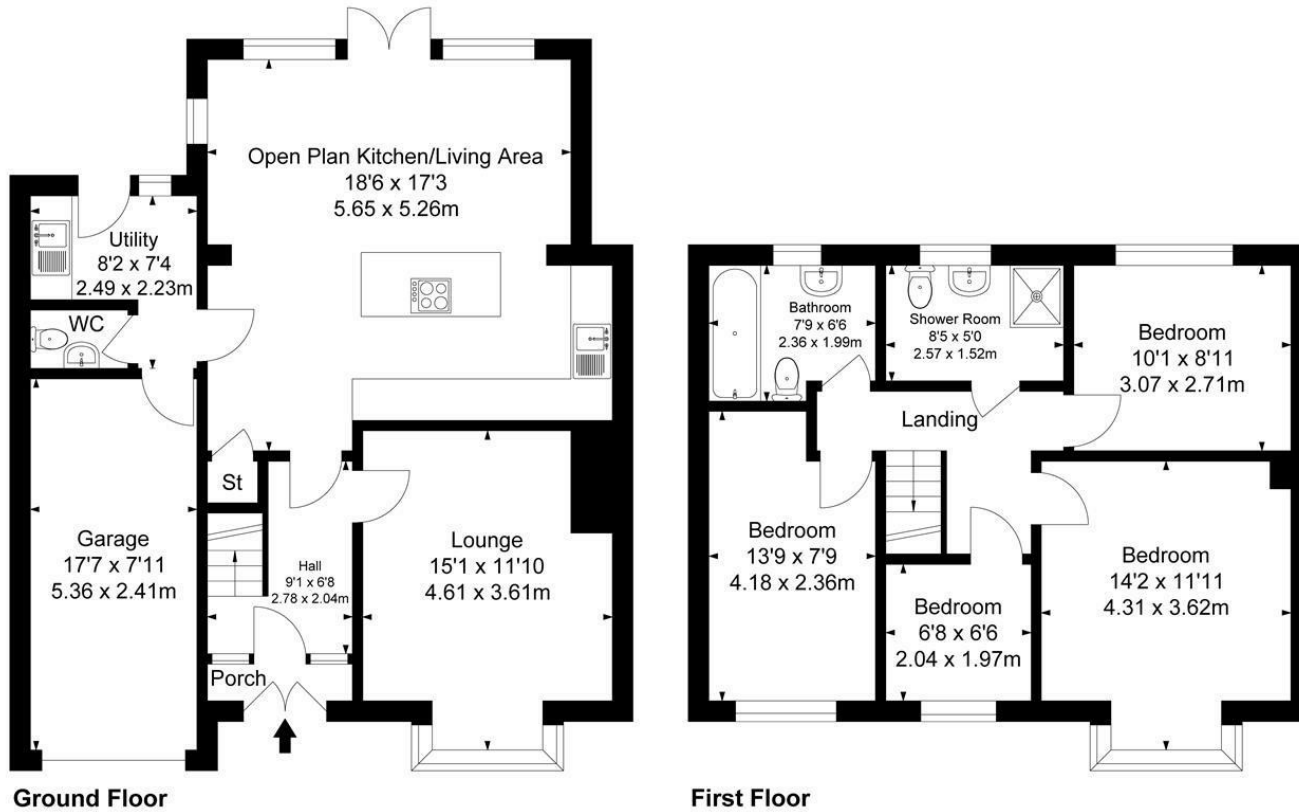


Council Tax Band: C

Floor Plans

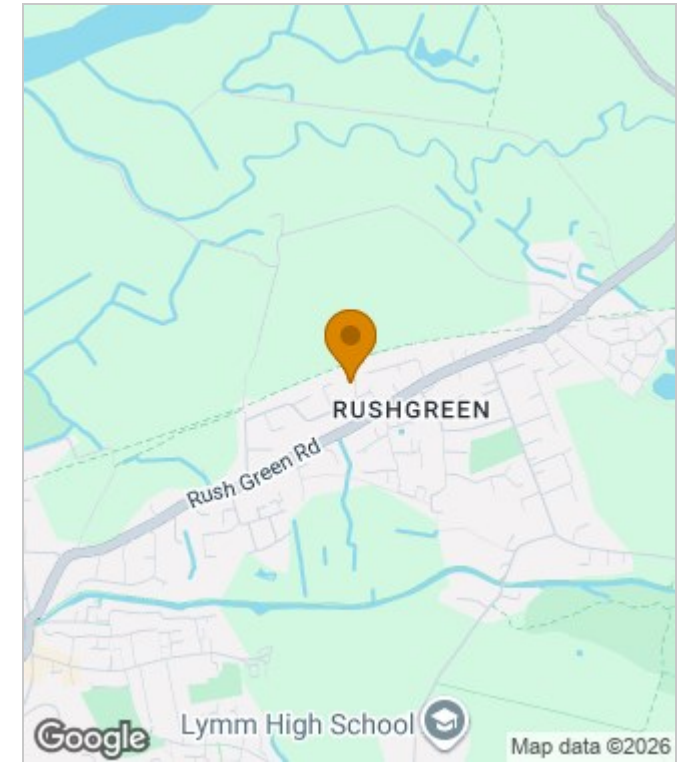
Whitefield Close, Lymm

Approximate Gross Internal Area :-
 Ground Floor :- 59.99 sq m / 646 sq ft
 First Floor :- 54.09 sq m / 582 sq ft
 Garage :- 12.91 sq m / 139 sq ft
 Total :- 126.99 sq m / 1367 sq ft

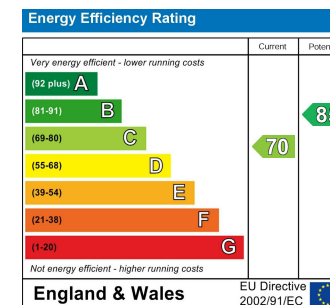


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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