



50 Lady Acre Close, Lymm, WA13 0SR
Asking Price £440,000

Lady Acre Close

Lymm WA13

Nestled in the charming area of Lady Acre Close, Lymm, this delightful townhouse offers a perfect blend of comfort and convenience. Built in 2002, this well-maintained property spans an impressive 1,313 square feet and features three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

On entering you are greeted with an open plan sitting room which leads into the kitchen diner and which overlooks the attractive rear garden. The recently refurbished bathrooms add a touch of modern elegance, ensuring that both functionality and style are at the forefront of this home.

The property boasts ample parking for up to three vehicles, a rare find in such a desirable location. Additionally, a single garage provides further storage options or a secure space for your vehicle.

One of the standout features of this townhouse is its proximity to Lymm village, which is just a short walk away. Here, you can enjoy a variety of local shops, cafes, and amenities, all contributing to the vibrant community atmosphere. Furthermore, the property is conveniently located near the motorway network, allowing for an easy commute to nearby towns and cities.

In summary, this townhouse in Lady Acre Close presents an excellent opportunity for those looking for a modern, spacious home in a sought-after location. With its well-appointed rooms, recent upgrades, and easy access to local amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.





Hall

14'11" x 5'6"

Composite front door leading into a generous hallway with laminate flooring, single radiator and two centre ceiling lights. Understairs cupboard for storage.

Sitting Room

12'1" x 9'1"

Positioned to the front of the property this useful ground floor sitting room benefits from a bay window and features laminate flooring, centre ceiling light and a single radiator.



Kitchen/Diner

16'0" x 9'1"

Range of beech effect wall and base units complemented by a mottled beige formica worktop with stainless steel sink and chrome mixer tap. Splash backs are tiled in white with a decorative border. The floor benefits from charcoal ceramic tiles. Appliances include a Bosch double oven and gas hob and there are spaces for the fridge freezer and dishwasher. The adjacent dining area features double French doors that lead out into the rear garden.



Utility Room

5'6" x 5'6"

Base cupboards in a white matt finish with a charcoal worktop and stainless steel sink with chrome mixer tap. Splashback tiled in white with a decorative border. Vaillant main system boiler and space for a washing machine and tumble dryer.



Downstairs WC

White close coupled wc and pedestal mounted sink fitted with chrome taps. Other feature include a chrome ladder style radiator and an extractor fan.

Landing 1st Floor

6'10" x 3'1"

Access to the airing cupboard where the main hot water tank is situated along with the power pump for the bathroom showers.

Lounge

15'1" x 10'5" widening to 12'1"

The 1st floor lounge overlooks the front of the property and features an electric fire with white Adams style surround and beige marble hearth, two double radiators and a main centre ceiling light.



Master Bedroom

13'1" x 8'8"

The 1st floor master bedroom to the rear of the property features double wardrobes, a single radiator and a centre ceiling light.



En suite

5'6" x 3'11" widening to 6'10" into shower

The recently refurbished en suite has white tiled walls with a dark double decorative border and features a white wc and sink with

chrome fittings mounted within a white gloss cupboard with black formica top. The shower cubicle is tiled in dark grey with a chrome double head shower unit with wall mounted controls. The glass shower screen has a single door with chrome effect frame. Other features include a chrome ladder style radiator, shaver socket and extractor fan.



Landing 2nd Floor

6'10" x 2'11"

Ceiling mounted access door to the loft area with fitted access ladder.

Bedroom 2

10'7" x 13'1" lengthening to 15'1"

The 2nd floor bedroom overlooks the front of the property and features fitted wardrobes, a central ceiling light and a single radiator.



Bathroom

6'10" x 6'2"

The second floor bathroom was recently refurbished by the current owner and features white wall tiles with decorative borders, white wc and sink mounted in an extended white gloss vanity unit with black formica top. The white bath has central mixer taps in chrome and an overbath chrome shower with glass and chrome effect shower screen. Other features include a chrome ladder style radiator, extractor fan and shaver socket.



Bedroom 3

13'1" x 8'10"

The 2nd floor third bedroom overlooks the rear of the property and features a fitted wardrobe, centre ceiling light and single radiator.



Garage

17'4" x 8'6"

Single garage with metal front up and over door and rear door access. There are the added benefits of electric lights and power and a boarded roof storage area.

Gardens

To the front there is a small gravelled area and block paved pathway leading to the front door.

The rear garden is a combination of patio and gravelled areas and mature planting .



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.

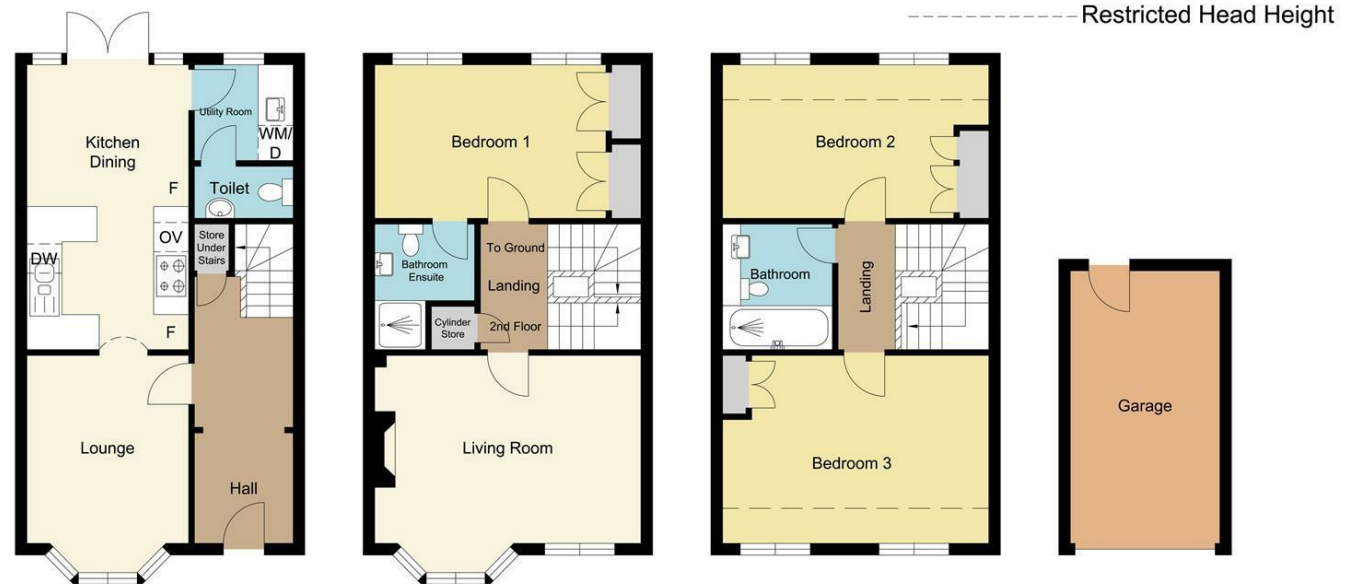
Lady Acre Close

Lymm WA13

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		78	82
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			

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Ground Floor
Approximate Floor Area
410.53 SQ.FT.
(38.14 SQ.M.)

First Floor
Approximate Floor Area
408.27 SQ.FT.
(37.93 SQ.M.)

Second Floor
Approximate Floor Area
400.20 SQ.FT.
(37.18 SQ.M.)

Outbuilding
Approximate Floor Area
128.62 SQ.FT.
(11.95 SQ.M.)

TOTAL APPROX FLOOR AREA 1347.64 SQ.FT. (125.20 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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