



32 Eagle Brow, Lymm, WA13 0LY
£775,000



32 Eagle Brow, Lymm, WA13 0LY

£775,000

****NO CHAIN**** A FABULOUS PERIOD SEMI DETACHED HOUSE IN THE CENTRE OF LYMM VILLAGE WITH LARGE GARDENS AND DOUBLE GARAGE. Elevated position, porch, hall, living room to the front with character sash window overlooking the front garden leading to a Snug and Lounge to the side. From the snug there is access to the large kitchen/dining room with vaulted ceiling and access into the garden. Utility room. On the first floor there are three bedrooms (one with ensuite) and a wc. On the second floor there is a double bedroom and a bathroom. There is a beautiful long mature rear garden with summer house, shrubs and trees. At the end of the garden is a large double garage and parking.

Description

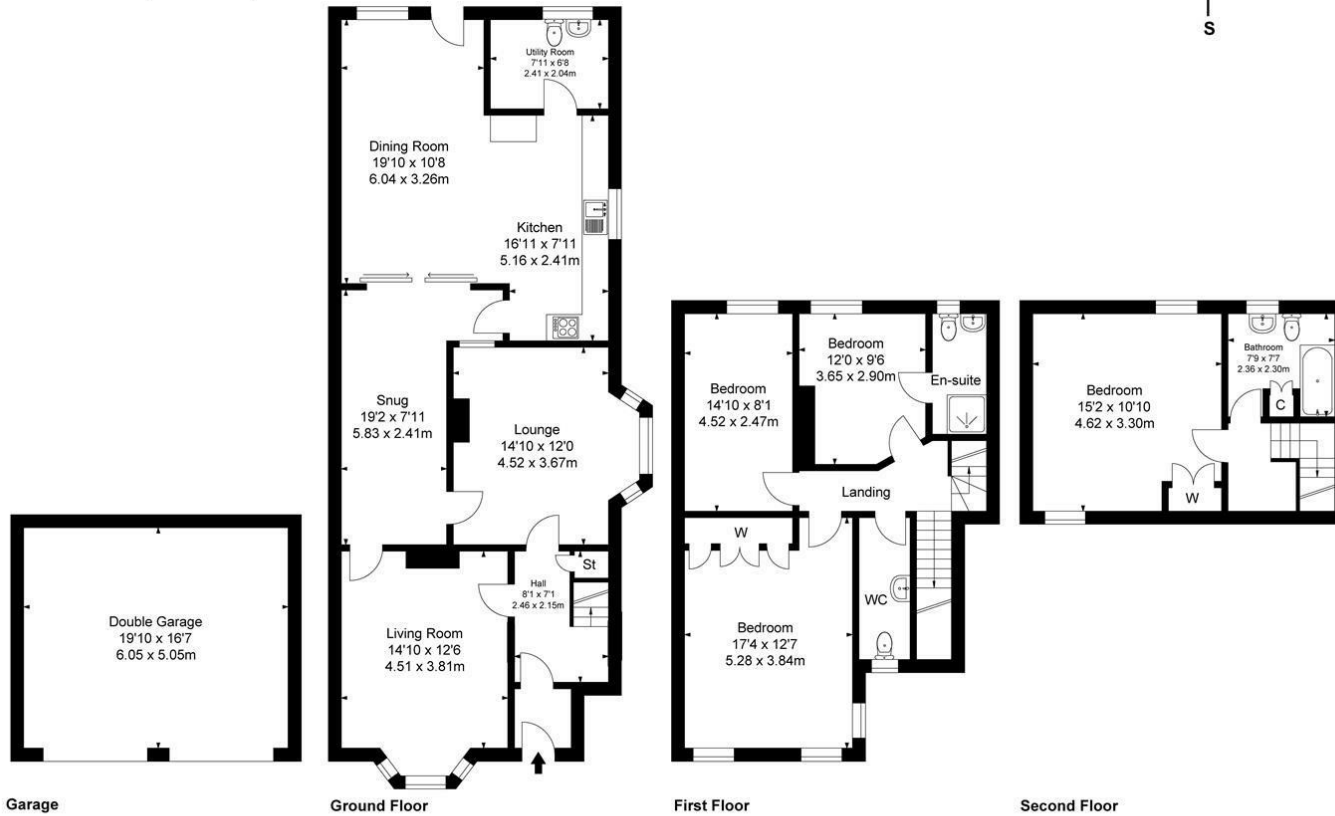


Council Tax Band: F

Floor Plans

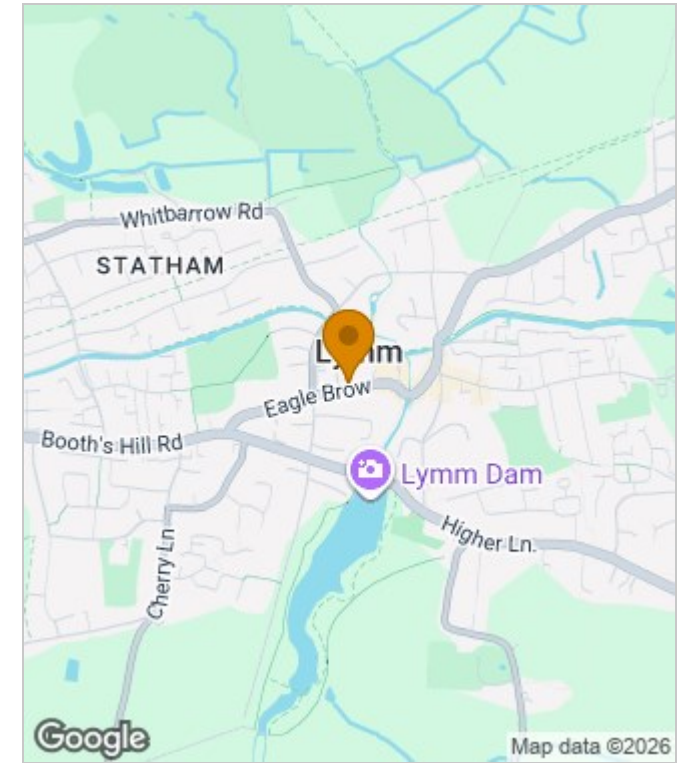
Eagle Brow

Approximate Gross Internal Area :-
 Ground Floor :- 102.63 sq m / 1105 sq ft
 First Floor :- 59.80 sq m / 644 sq ft
 Second Floor :- 31.23 sq m / 336 sq ft
 Garage:- 30.55 sq m / 329 sq ft
 Total :- 224.21 sq m / 2414 sq ft

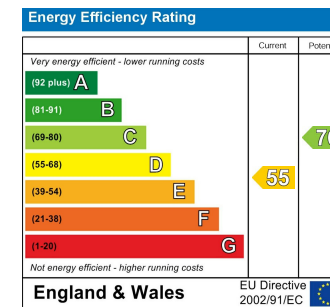


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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.

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ

Tel: 01925 210 250 Email: info@declanjames.co.uk www.declanjames.co.uk