



69 Lady Acre Close, Lymm, WA13 0SN

£499,950



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NO CHAIN This stunning, high-spec finished property is situated at the end of a cul-de-sac and backs onto Lymm's most prestigious roads, Lakeside Road. The lovely townhouse boasts a beautiful and welcoming hallway with Amtico flooring throughout the lower level. Upon entering, you're greeted by a cozy seating area used by the current owners as a snug nook that connects to the kitchen. This sitting room features a bay window leading to a high-spec, high-gloss kitchen equipped with integrated Smeg appliances, a range cooker, and polished woodwork tops. There's also a dining area with French doors leading to the garden, a utility room with a new Valiant smart boiler, and a separate shower room. A hand-built staircase with a fabulous chandelier leads to the first floor. The beautifully presented living area, in a contemporary style, features a bay window and an integrated Bose surround sound system. The fitted Duravit bathroom includes a toilet, bath, and shower, along with feature lighting and display. There's a double bedroom to the rear of the property, overlooking the garden and nearby Lymm's historic and famous dam. On the second floor, there's a master bedroom with fitted wardrobes with integrated lighting and a fitted Duravit ensuite shower room with a Hansgrohe shower. There's also a further double bedroom with fitted integrated lighting wardrobes. Externally, there's allocated parking and a single garage with power and water. The front and rear gardens have artificial grass, and the rear garden is not overlooked and features an entertaining area, a hot and cold shower, and is fully enclosed. The property is freehold and comes with an alarm and camera system.

Description



Council Tax Band: E

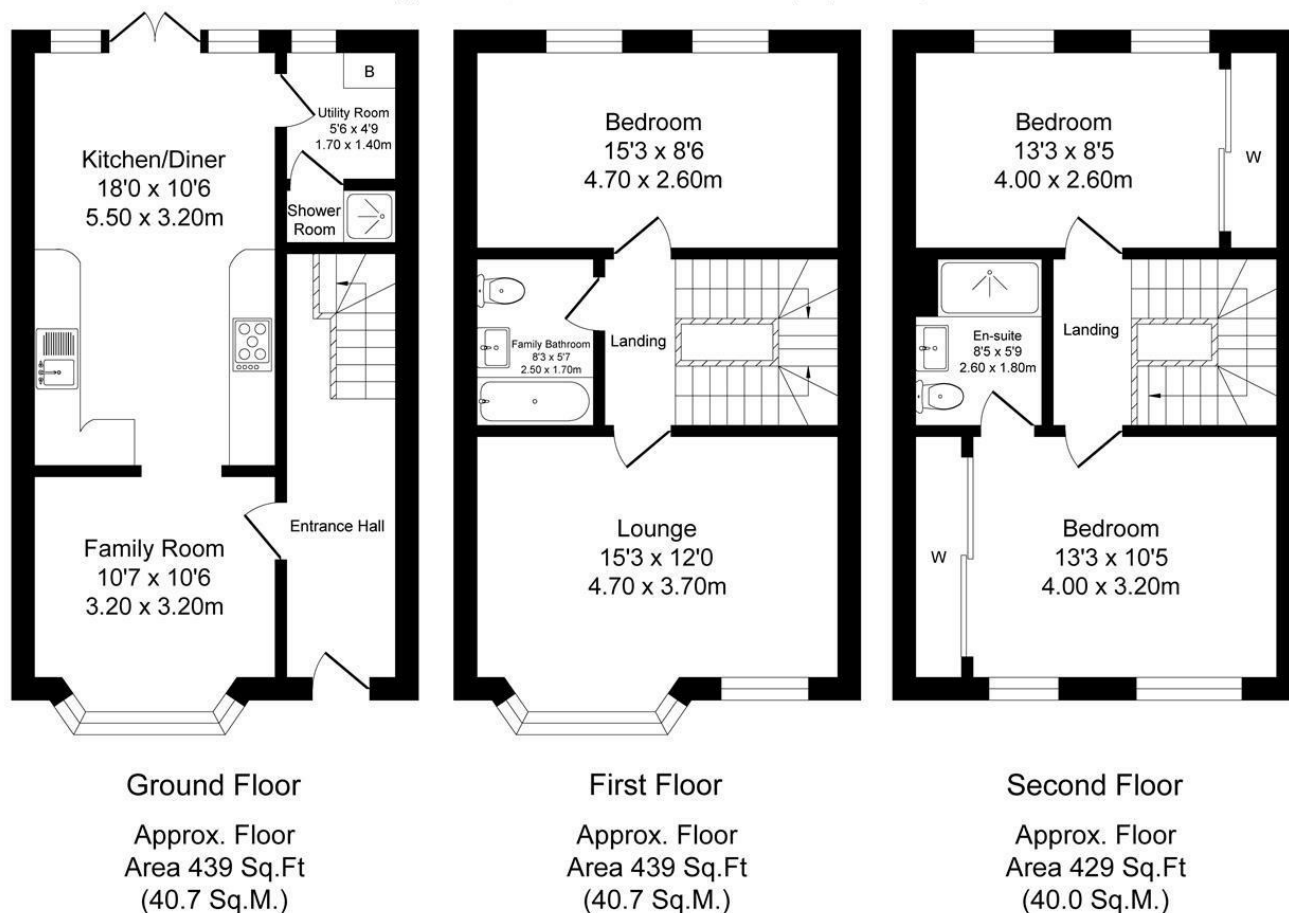


Floor Plans

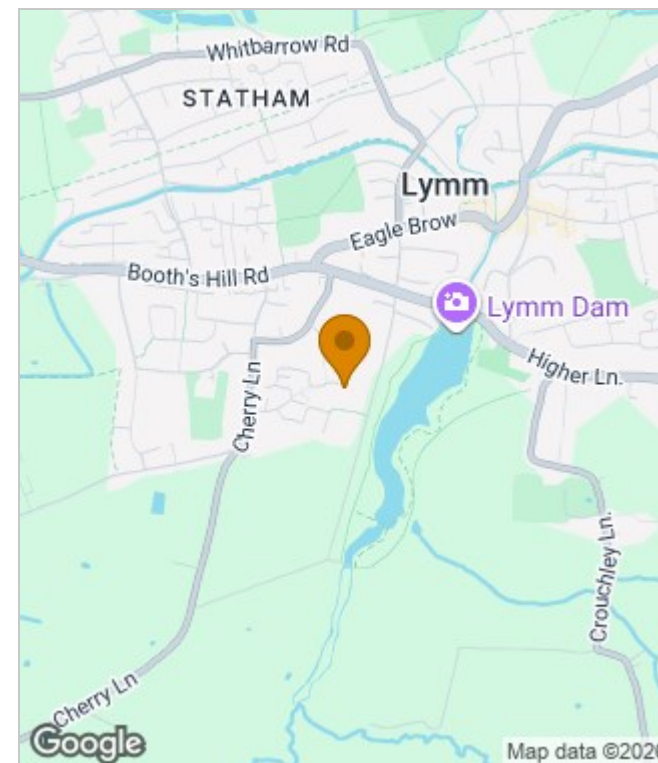
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Total Approx. Floor Area 1307 Sq.ft. (121.4 Sq.M.)

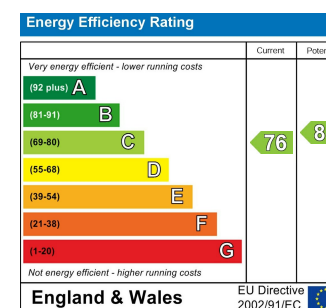
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Area Map



Energy Performance Graph



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