3 Stage Lane, Lymm

Lymm

Offers in Region of **£350,000**

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

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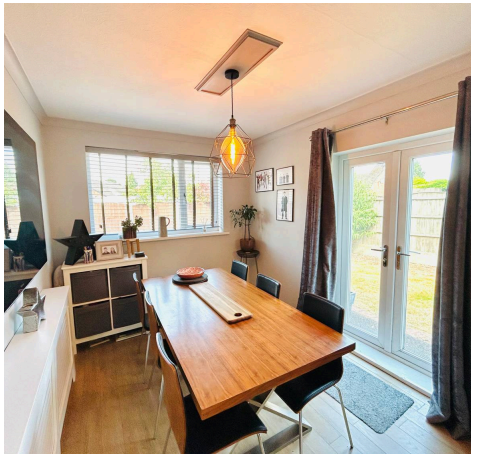
Presenting an exceptional opportunity to acquire a beautifully presented two bedroom semi-detached property that seamlessly blends modern style with practical living.

This inviting home welcomes you with a spacious entrance hall, leading into a generously sized living room that boasts a contemporary fireplace creating an ideal setting for both relaxation and entertaining guests. The heart of the home is the open plan kitchen and dining area and the fitted kitchen features a suite of integrated appliances, sleek cabinetry, and ample workspace.

Upstairs, the property offers a converted loft room which is currently utilised as a second floor bedroom alongside an en-suite WC. The loft room benefits from large windows that ensure a bright and airy space. The property's layout has been carefully considered to maximise space and comfort, while tasteful finishes and neutral décor provide an elegant backdrop ready for personal touches.



- Spacious private garden

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Practicality is further enhanced by ample off-road parking, ensuring convenience for residents and visitors alike. The well maintained front garden adds to the property's attractive kerb appeal, reflecting the care and attention invested throughout this charming home. With its harmonious blend of comfort, style, and every-day functionality, this residence is perfectly suited to a range of buyers, from professionals to families or those seeking to downsize without compromise.

Located in a sought-after area with excellent local amenities and transport links nearby, this property offers a lifestyle of ease. Arrange your viewing today to experience first hand the outstanding quality and welcoming ambience this home has to offer.

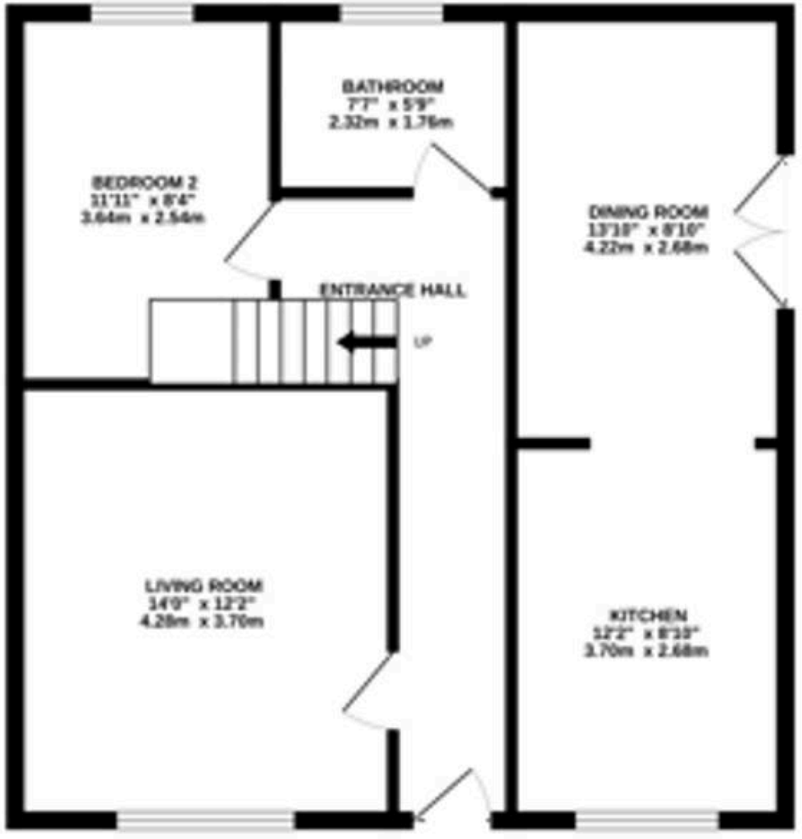
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.

TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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