78 Cherry Lane, Lymm, WA13 0PD

**£849,950**

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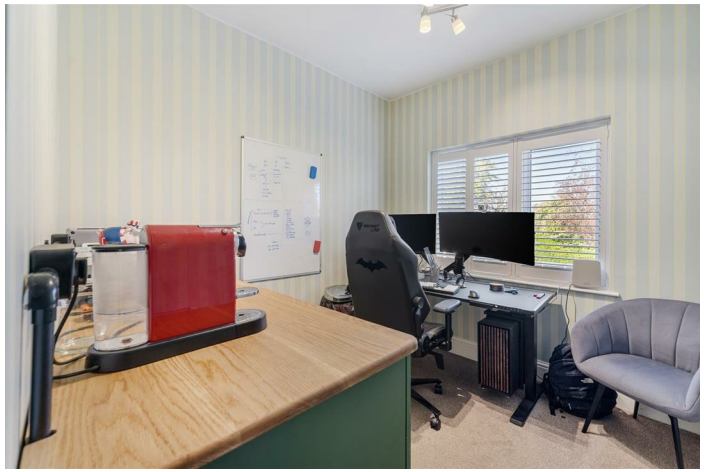
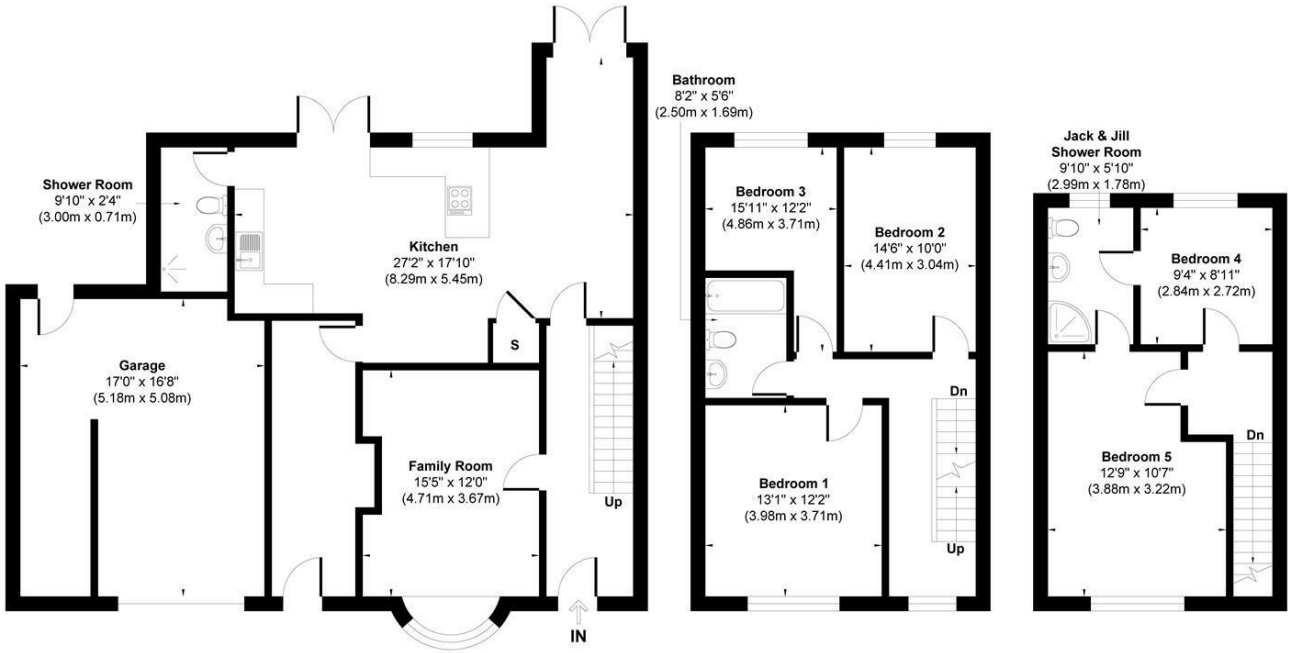
A PERIOD PROPERTY WITHIN WALKING DISTANCE OF LYMM VILLAGE CENTRE, BACKING ONTO CHERRY TREE PRIMARY SCHOOL OFFERING SPACIOUS FLEXIBLE ACCOMMODATION. The property is approached over a driveway with small front garden with cherry blossom tree leading to the larger than average garage. Hallway, family room with wood burning stove with stained glass effect bow window, picture rail and cornice. Large kitchen/dining/family room with fitted bookshelves to the chinmney breast and two lots of french doors leading out into the garden. Integrated appliances and peninsular unit, gas hob, double ovens etc. Shower Room. Larger than average garage. First floor landing leading to large front bedroom with fitted wardrobes, fireplace and stained glass effect window. Two further double bedrooms and a bathroom. On the second floor there are two further double bedrooms and a jack and jill bathroom. To the rear is a good size garden with patio areas, lawn and mature shrubs and trees backing onto Cherry Tree Primary School. Fabulous outside office/workshop with decked patio area. NO CHAIN

## Description



Council Tax Band: F

## Floor Plans




**Ground Floor**
Approximate Floor Area
1219 sq.ft
(113.25 sq.m)

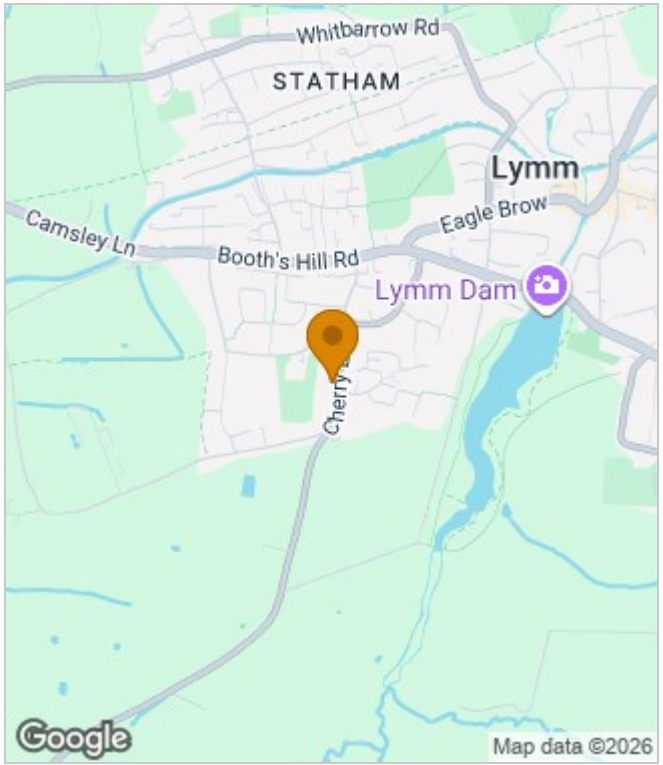
**First Floor**
Approximate Floor Area
566 sq.ft
(52.58 sq.m)

**Second Floor**
Approximate Floor Area
406 sq.ft
(37.72 sq.m)

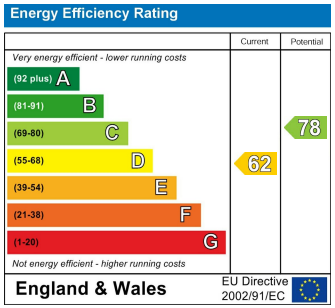
**Approx. Gross Internal Floor Area 2191 sq. ft / 203.55 sq. m (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

## Area Map




## Energy Performance Graph

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