

Church View, Lymm, WA13 9ES

£423,000

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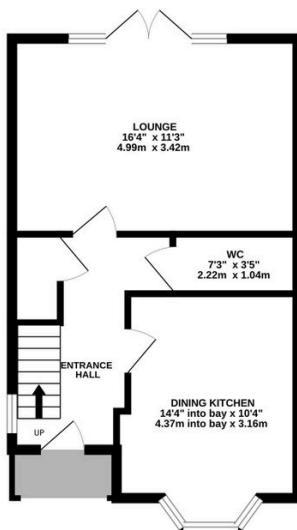


A beautifully presented and exceptionally well-maintained three-storey home, occupying a pleasant cul-de-sac position and offering spacious, ready-to-move-into accommodation throughout. The property comprises an entrance hall, lounge with French doors to the rear garden, modern dining kitchen, downstairs WC, two first-floor bedrooms, a stylish family bathroom and a useful study/landing area, whilst the second floor boasts a principal bedroom with en suite shower room. Externally, there is a landscaped, fully enclosed rear garden and private off-road parking for two vehicles with an EV charging point. Early viewing is highly recommended. EPC Rating C.

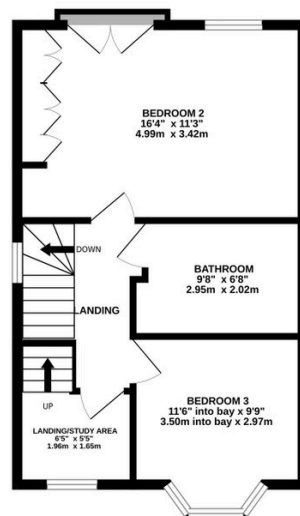
Key Features

- Beautifully presented three-storey family home
- Modern fitted dining kitchen with integrated appliances
- Three well-proportioned bedrooms
- Contemporary family bathroom with separate shower
- EV charging point
- Spacious lounge with French doors to the garden
- Downstairs WC
- Principal bedroom with en suite shower room
- Useful first-floor study/landing area
- Freehold

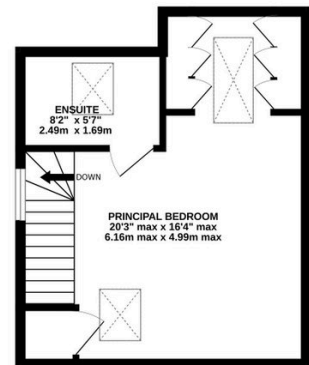
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (108.9 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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