

Stuart Rushton & COMPANY

217 Higher Lane, Lymm - WA13 0RN

Guide Price **£850,000**

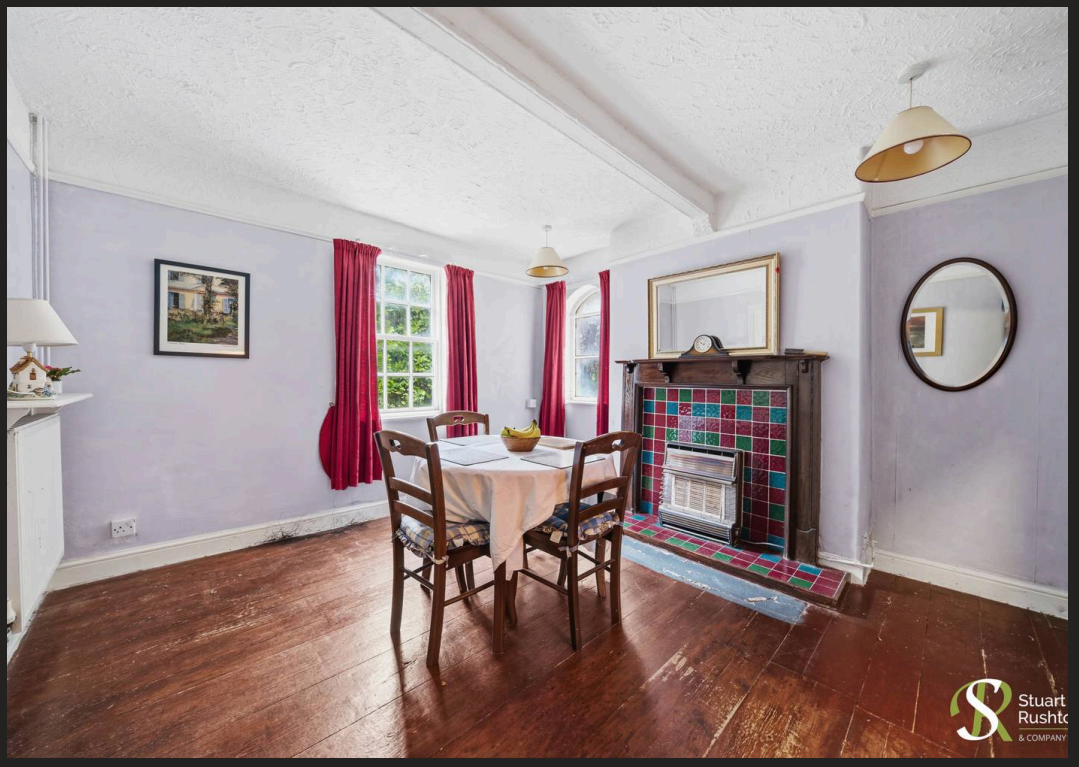
















217 Higher Lane

Lymm

An attractive period house occupying a generous plot of approximately 1.15 acres on the outskirts of Lymm, offered for sale together with a substantial detached garage building incorporating an excellent two-storey element with further accommodation potential.

Council Tax band: G

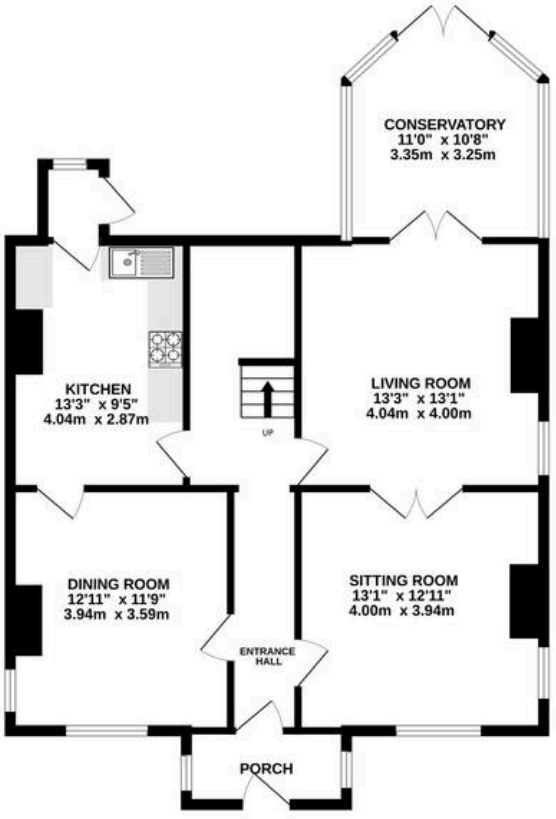
Tenure: Freehold

EPC Energy Efficiency Rating: D

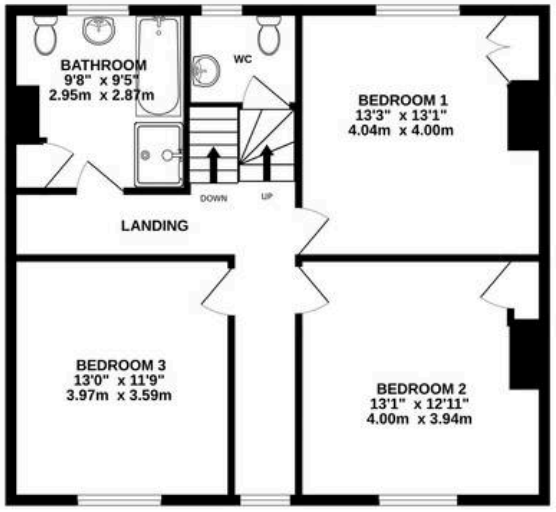
- Detached period house (2029sf) with large garage with annex over (1388sf) in large private grounds of 1.15 acres
- Subject to planning, great scope for development
- Requires complete modernisation throughout
- Excellent location between Lymm and Altrincham/Hale



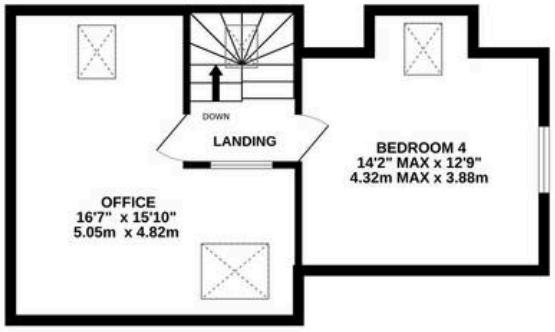
GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.9 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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.
Made with Metropix ©2026



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk

We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.