

15 Woodyatt Way, Lymm, WA13 9DF
£465,000



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Chain Free - This stylish and modern home offers beautifully presented accommodation in a fantastic location, combining contemporary family living with excellent access to everything Lymm has to offer. Built just five years ago, the property has been finished to a high standard throughout, with carefully chosen flooring and carpets creating a smart and welcoming feel from the moment you walk through the door. The ground floor features a welcoming lounge, a convenient downstairs WC and an impressive open-plan kitchen diner which forms the heart of the home. Finished in a contemporary style, the kitchen diner benefits from patio doors opening directly onto the landscaped rear garden, creating a fantastic space for both everyday family life and entertaining. Upstairs, there are three generous double bedrooms, with two benefiting from fitted wardrobes and the principal bedroom enjoying its own en-suite. There is also a beautifully presented modern family bathroom. The landscaped rear garden provides a lovely private outdoor space, with plenty of room for children to play, entertaining or simply relaxing. A particularly unique feature is the converted section of the garage, currently used as a bar, which offers excellent flexibility and could easily be adapted into a home gym, office or additional useful space. To the front, there is a generous private driveway providing plenty of off-road parking. The location is a real highlight, with Lymm Village just a short walk away, offering a fantastic selection of shops, cafés, restaurants and everyday amenities. The Bridgewater Canal and Trans Pennine Trail are also close by, providing wonderful opportunities for walking and cycling. There is a children's play area and a picturesque nature walk with a pond nearby too.

A beautifully presented modern home in a superb Lymm location, offering stylish accommodation, a fantastic garden and excellent access to village life and the surrounding countryside.

Description

CHAIN FREE

Modern three-bedroom family home

Built just five years ago

Beautifully presented throughout

Finished to a high standard with stylish flooring and carpets

Three generous double bedrooms

Two bedrooms with fitted wardrobes

Principal bedroom with en-suite

Contemporary open-plan kitchen diner

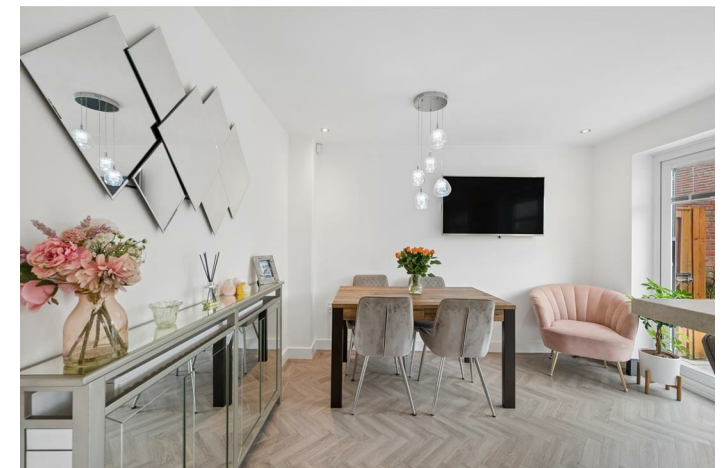
Spacious lounge

Downstairs WC

Landscaped rear garden

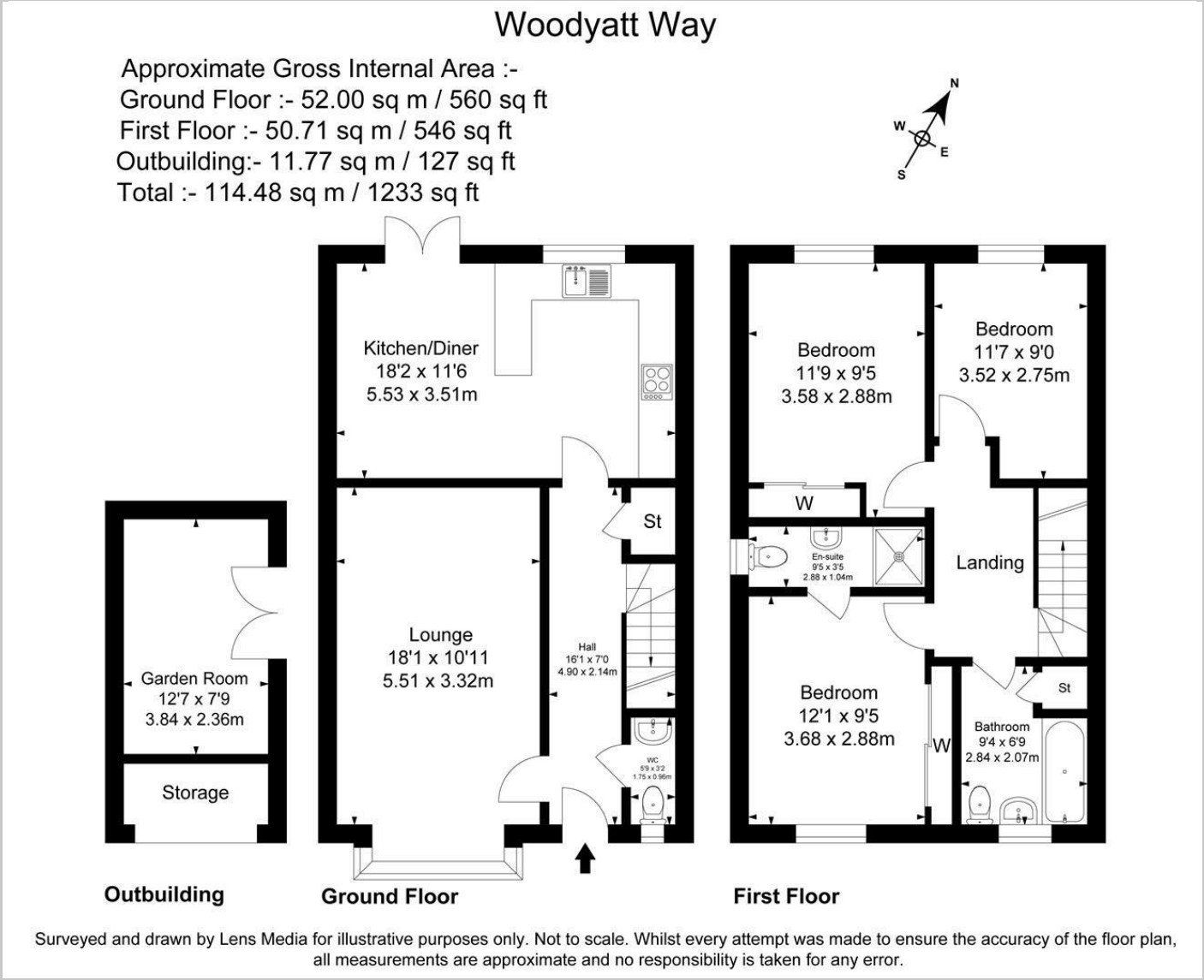
Converted garage space currently used as a bar

Flexible space with potential for a home office or gym



Council Tax Band: E

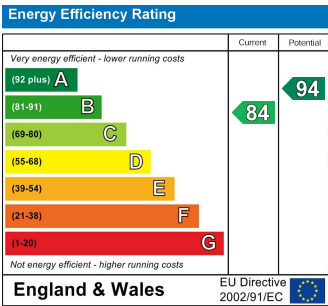
Floor Plans



Area Map



Energy Performance Graph



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