



54 Statham Avenue, Lymm, WA13 9NL

£340,000



54 Statham Avenue, Lymm, WA13 9NL

£340,000

A charming bungalow with south-facing garden and scope for improvement in the heart of Lymm. Statham Avenue presents a rare opportunity to acquire a well-appointed bungalow in a prime location, just a short stroll from the picturesque Trans Pennine Trail - perfect for walking, cycling, and enjoying the outdoors. The property features two inviting reception rooms, including a good-sized living room, and a fitted kitchen. The flexible layout offers three comfortable bedrooms, or two bedrooms with an additional living space, alongside a family bathroom. Externally, the bungalow benefits from a detached garage, ample parking for multiple vehicles, and a south-facing garden that is well-kept and not overlooked, ideal for relaxing or entertaining. With exciting potential for improvement or extension, this property allows you to create a home tailored to your personal taste and lifestyle. Its proximity to Lymm village ensures all local amenities, shops, and eateries are within easy reach. In summary, this bungalow on Statham Avenue is a rare find, combining a highly desirable location, flexible living space, and the opportunity to enhance and personalise your next home.

Description

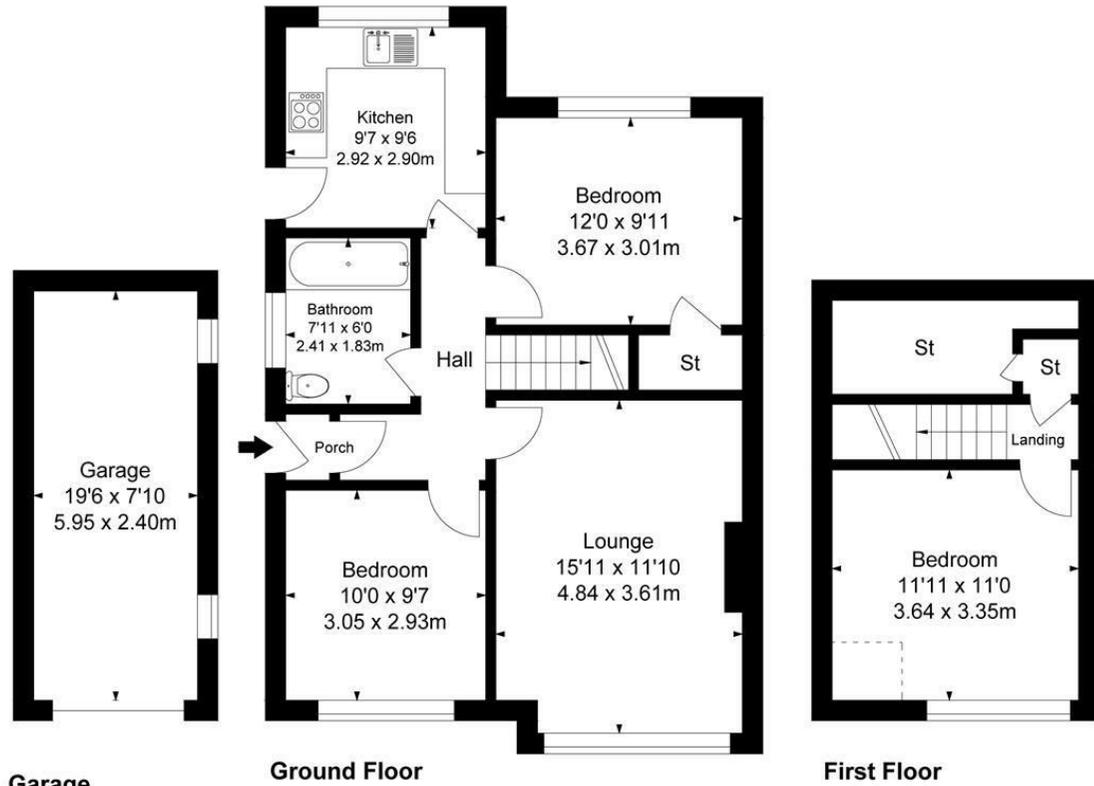


Council Tax Band: D

Floor Plans

Statham Avenue, Lymm

Approximate Gross Internal Area :-
 Ground Floor :- 61.96 sq m / 667 sq ft
 First Floor :- 20.97 sq m / 226 sq ft
 Garage :- 14.28 sq m / 154 sq ft
 Total :- 97.21 sq m / 1047 sq ft

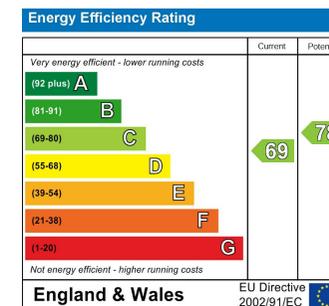


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.