



6a Barsbank Lane, Lymm, Cheshire, WA13 0ES

£415,000



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Generous living space, a fantastic private garden, and flexible accommodation - this is a home designed for modern family life. This impressive property on Barsbank Lane offers approximately 1,372 sq ft of well-balanced living space, perfectly suited to growing families or those seeking versatility.

The home features multiple reception areas, creating flexible spaces for relaxing, entertaining, or spending time together as a family, including a garage conversion that is currently used as an office, but could be a gym, a snug or an extra bedroom if needed. There is a modern fitted kitchen, which flows into a bright sunroom overlooking the rear garden - a wonderful spot to enjoy morning coffee or unwind in the evening. The garden itself is a standout feature: generous in size, not overlooked, and ideal for children, pets, or summer gatherings.

The property offers three generously sized bedrooms, and a modern family bathroom to the first floor. Externally, there is parking for two vehicles, and the location is ideal, with excellent transport links nearby, and easy access to the Trans Pennine Trail and the Bridgewater Canal. Well-regarded local schools are also close by, making this a practical choice for family life. This is more than just a house, it's a spacious, flexible home in a sought-after location, offering both comfort and lifestyle.

## Description



Council Tax Band: D

## Floor Plans

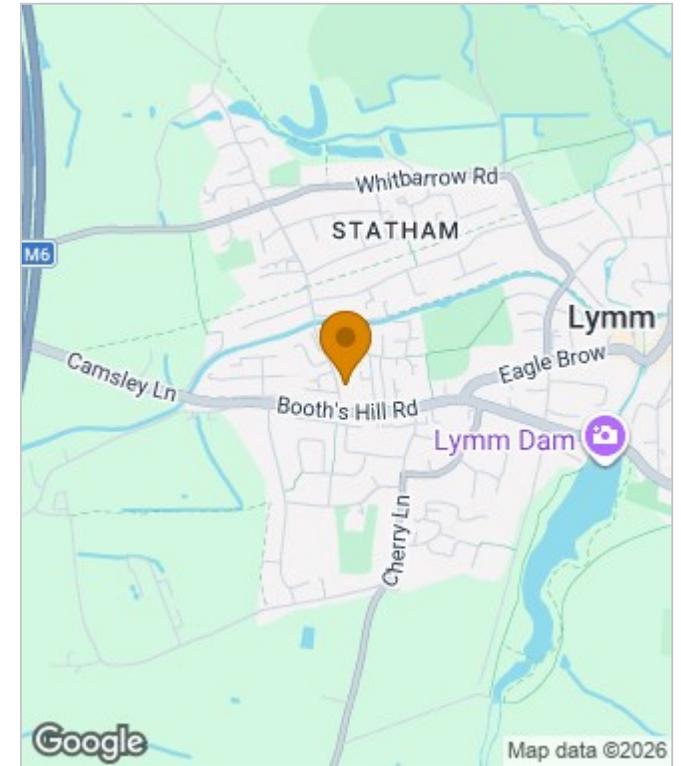
### Barsbank Lane, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 85.83 sq m / 924 sq ft  
 First Floor :- 41.65 sq m / 448 sq ft  
 Total :- 127.48 sq m / 1372 sq ft

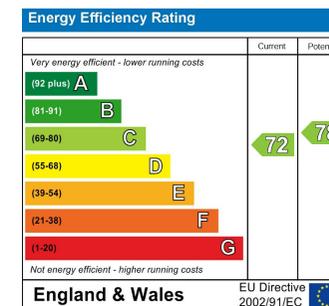


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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