



**DECLAN  
JAMES**  
ESTATE  
AGENTS



1 Langdale Avenue, Lymm, WA13 9PB

**£389,950**



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Tucked away in a quiet cul-de-sac this well maintained and improved semi-detached house is situated within walking distance of the Bridgewater Canal, Lymm village centre and other local amenities including schools. The property has a driveway for several cars leading down the side of the property. Entrance hall with concealed shoe storage, lounge to the front with feature fire and fitted shelving. The wow factor at this property is the large kitchen/dining/family room to the rear with central island and bifold doors leading into the garden. Integrated appliances. Velux roof lights. Upstairs there are two double bedrooms and a single bedroom. Modern white bathroom with shower over. Externally there is a paved front and wrought iron double gates to the side leading to the rear garden which has a paved patio area and raised lawn.

## Description



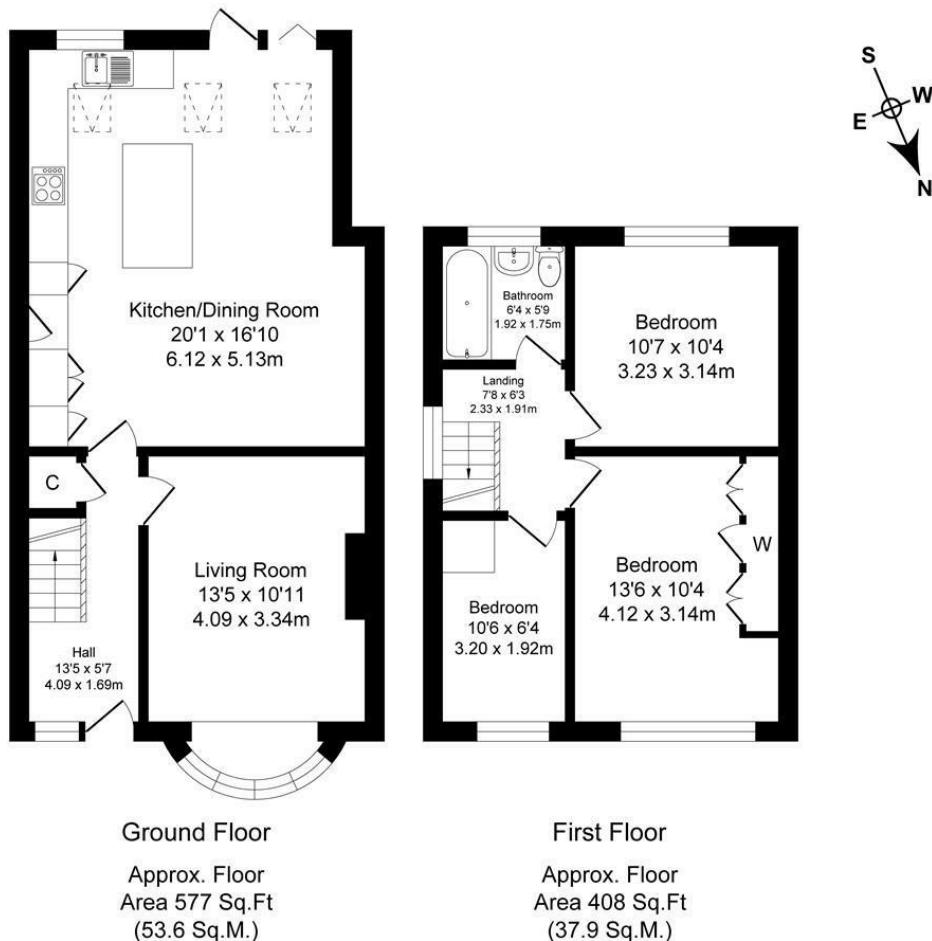
Council Tax Band: C

## Floor Plans

### Langdale Avenue

Total Approx. Floor Area 985 Sq.ft. (91.5 Sq.M.)

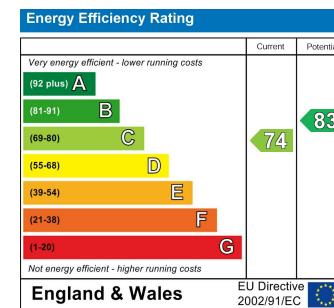
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Performance Graph



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