



1 Warburton Close, Lymm, WA13 9QE

**£450,000**





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STUNNING READY TO MOVE INTO FULLY REFURBISHED AND CLOSE TO LOCAL AMENITIES INCLUDING THE TRANS PENNINE TRAIL, OUGHTRINGTON PRIMARY SCHOOL AND LYMM HIGH SCHOOL. The property is approached over a wide driveway leading to the property. Porch, living room with feature gas living flame fireplace and door to bedroom four with modern ensuite. Open to dining room and double doors leading into the large fully fitted modern kitchen with integrated appliances and space for dining. Double doors leading to Garden Room with lantern and double doors into the garden. Upstairs there are two double bedrooms both with fitted wardrobes, a single bedroom with fitted wardrobe and lovely tiled bathroom. At the rear there is a paved garden and shed. PERFECT FAMILY HOME.

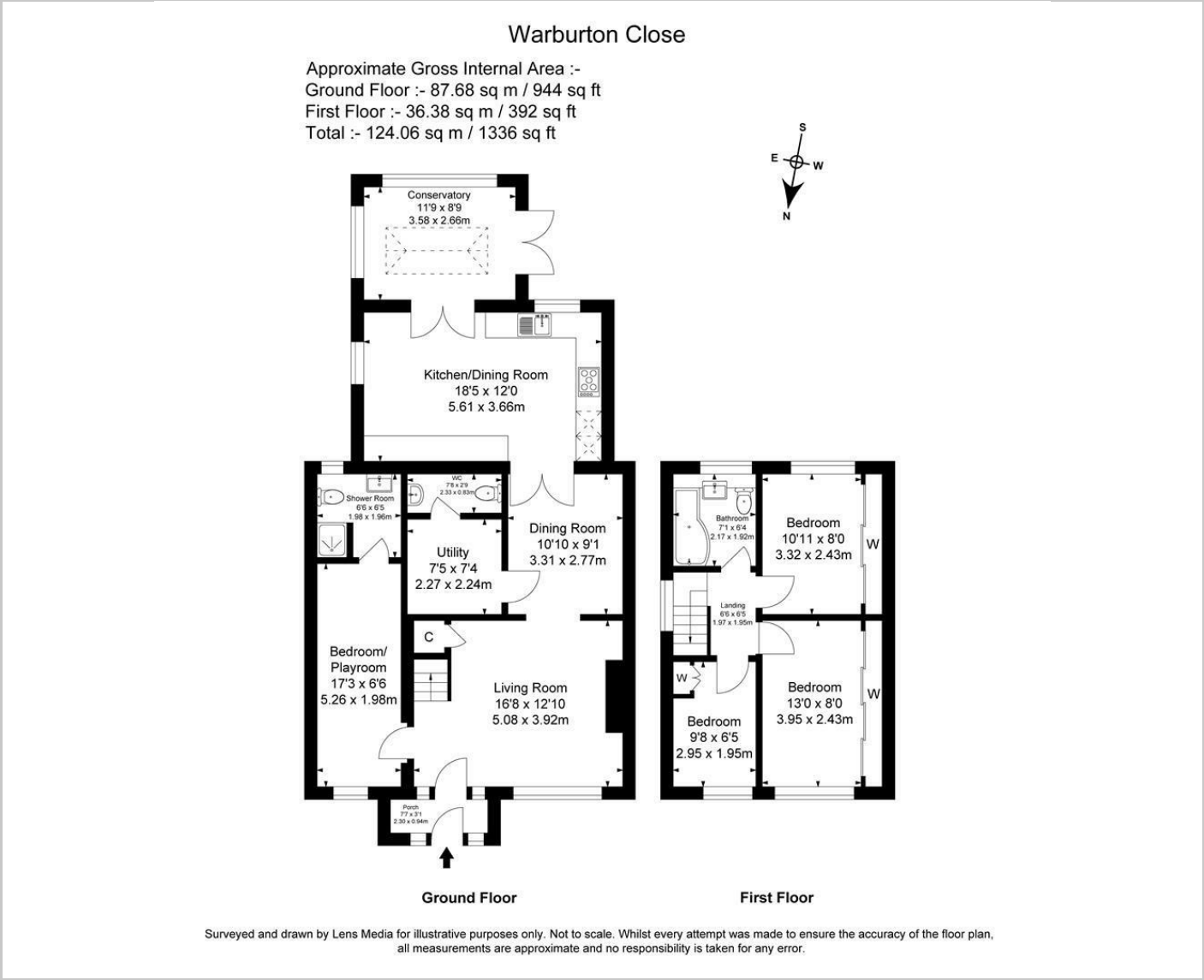
## Description



Council Tax Band: D



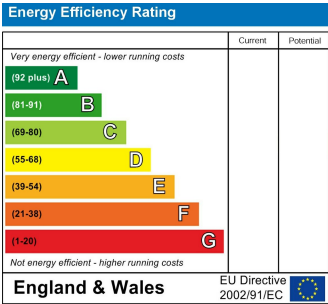
Floor Plans



Area Map



Energy Performance Graph



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