



3 Hazel Drive, Lymm, WA13 0LE

**£650,000**



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A rare opportunity to purchase a substantial family home situated on a sought-after road.

The property is set against the picturesque backdrop of Lymm May Queen Field, which enjoys Village Green Status, offering serene views and a sense of community. The house features three bright and spacious reception rooms, an open plan lounge / dining room, a breakfast room and a conservatory that overlooks the garden, all providing versatile and flexible living areas. To the second floor there are 4 double bedrooms, master with ensuite and dressing room / office area, this could also make a possible 5th bedroom if needed, they are complemented by a recently fitted modern bathroom.

Outside, the stunning sunny garden is a true highlight, complete with a tranquil pond and an abundance of beautiful plants and flowers, creating a peaceful oasis for outdoor enjoyment. The double garage adds practicality, whilst offering a possible opportunity to further extend the living space.

Conveniently located close to Lymm Village and local schools, this property is perfectly positioned for families seeking a vibrant community atmosphere. With its generous living space and potential for personalisation, this home is a wonderful opportunity for those looking to settle in a desirable area.

Don't miss the chance to make this charming house your new family haven.

## Description

- Perfect Family Home.
- Situated overlooking Lymm May Queen Field.
- 1727 Sqft of bright and spacious living space.
- 4 double bedrooms.
- Potential to further improve and reconfigure.
- Great location, walking distance to Lymm Village and local schools.
- Beautiful garden.
- Stunning views to the rear.
- Located on a desirable sought after cul-de-sac.

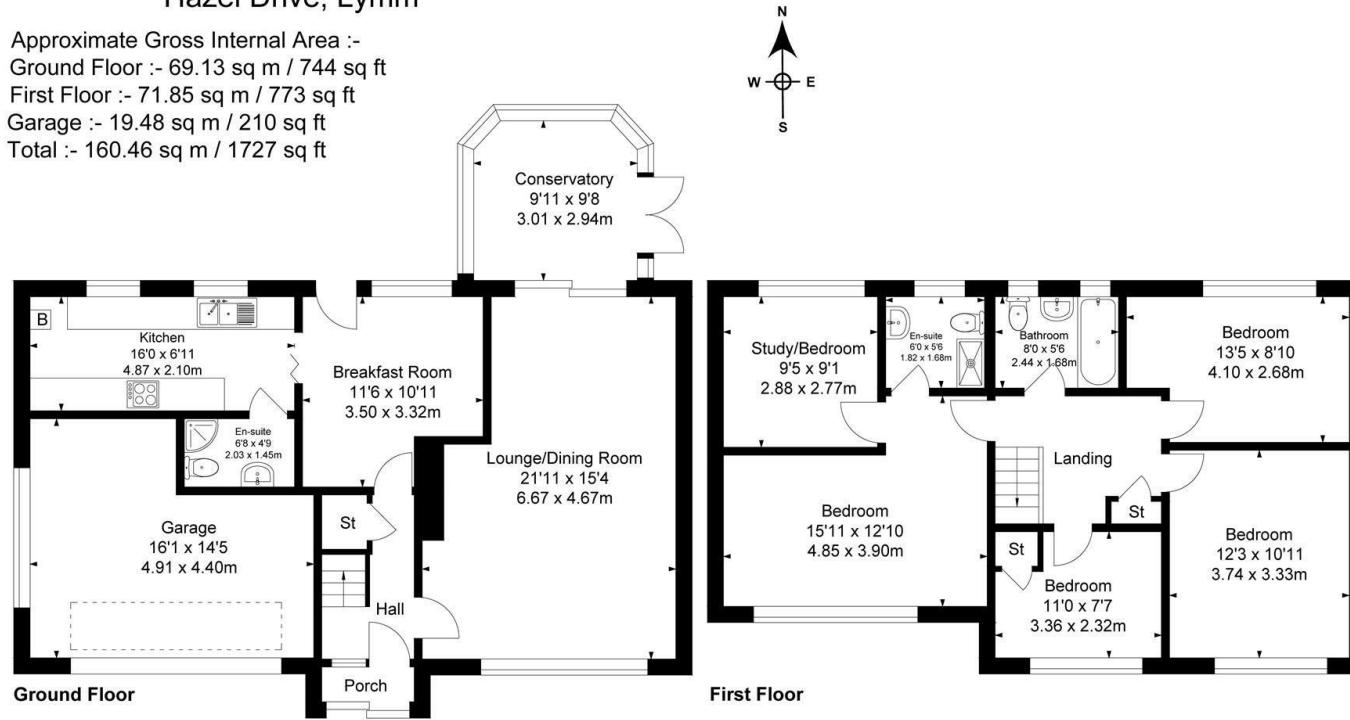


Council Tax Band: F

## Floor Plans

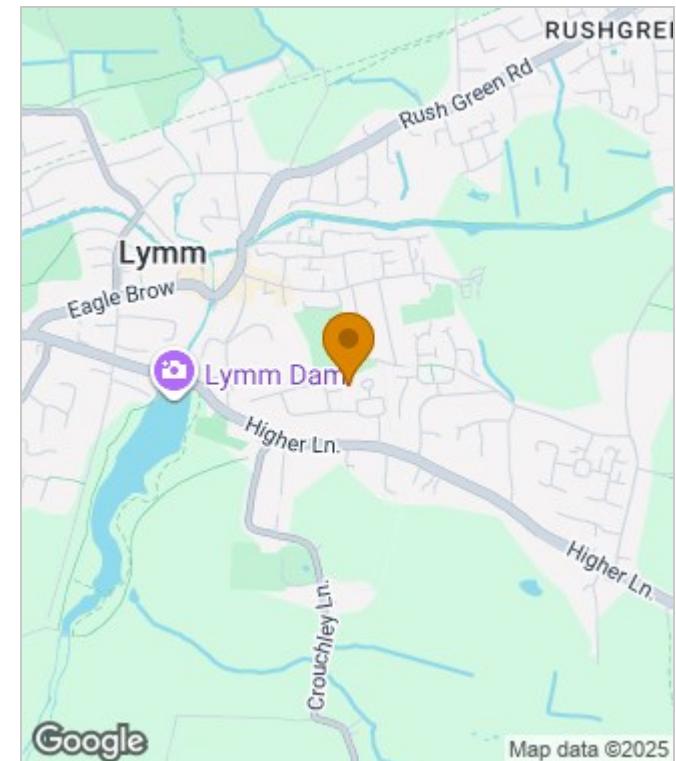
### Hazel Drive, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 69.13 sq m / 744 sq ft  
 First Floor :- 71.85 sq m / 773 sq ft  
 Garage :- 19.48 sq m / 210 sq ft  
 Total :- 160.46 sq m / 1727 sq ft

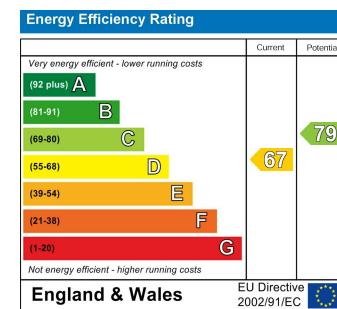


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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