



**DECLAN
JAMES**
ESTATE
AGENTS



78c Sandy Lane, Lymm, WA13 9HR

£300,000



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REDUCED TO SELL

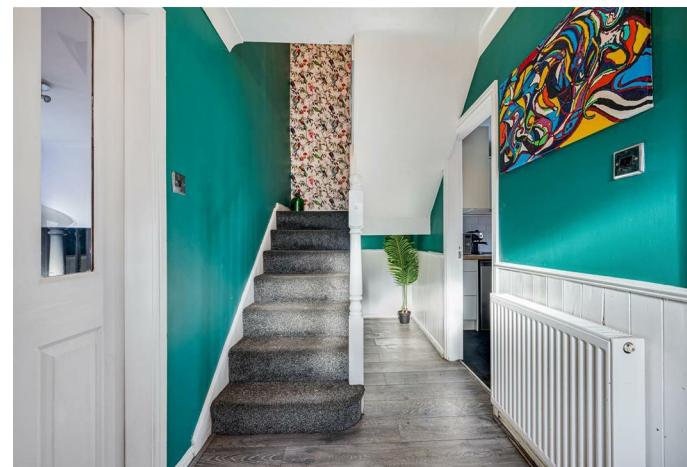
This delightful house on Sandy Lane offers a perfect blend of comfort and convenience, its location is key - walking distance from Oughtrington Primary School and Lymm High School, making it an excellent choice for families with children. Additionally, the nearby Sandy Lane Park and Spud Wood provide beautiful green spaces for leisurely walks and outdoor activities.

The property comprises, hallway, Living room and conservatory providing plenty of space to relax the practical downstairs WC and a utility room, add to the overall functionality of the home and a recently fitted modern kitchen.

To the first floor there are three well proportioned bedrooms and a family bathroom.

The private rear garden is a great size, offering a tranquil outdoor space for children to play or for hosting summer gatherings with friends and family. The property benefits from driveway parking, and a garage ensuring convenience for residents and guests alike. This house on Sandy Lane is a wonderful opportunity for anyone looking to settle in a friendly community with excellent local amenities. Don't miss the chance to make this lovely home your own.

Description

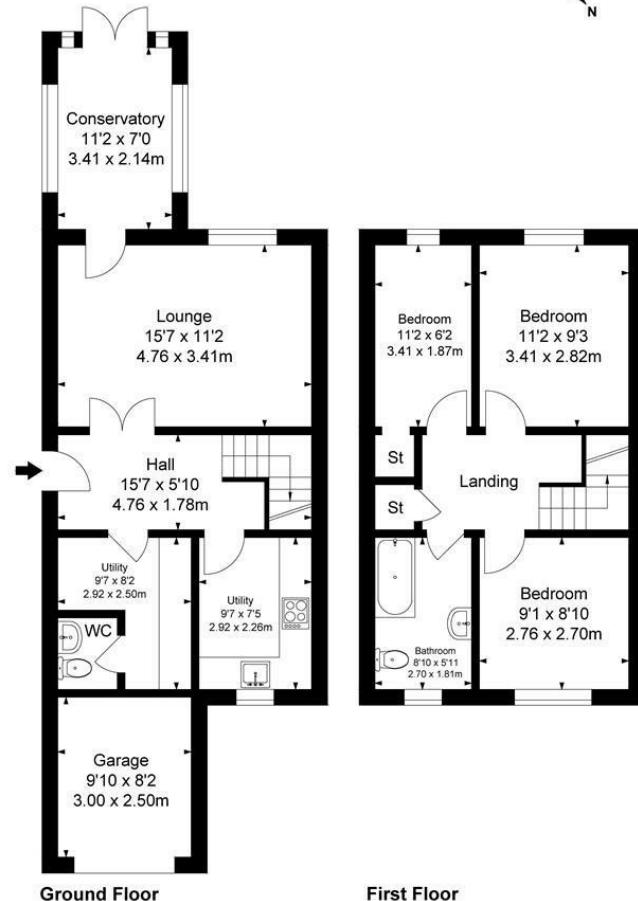


Council Tax Band: C

Floor Plans

Sandy Lane

Approximate Gross Internal Area :-
 Ground Floor :- 55.51 sq m / 598 sq ft
 First Floor :- 39.69 sq m / 427 sq ft
 Total :- 95.20 sq m / 1025 sq ft

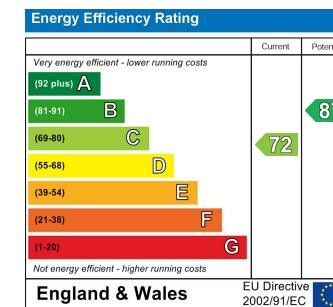


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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