



1 Hawthorn Road, Lymm, Cheshire, WA13 0HB

£410,000



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This charming house presents an exceptional opportunity for those seeking a modern and spacious family home. With three generously sized double bedrooms, one of which boasts an ensuite bathroom, this property is designed for comfort and convenience.

The stylish interior is complemented by a well-appointed kitchen featuring an island and patio doors that seamlessly connect to a beautifully decked garden area, perfect for outdoor entertaining or simply enjoying the fresh air. The property also includes two welcoming reception rooms a snug / family room which could also make an ideal playroom or office , and an open plan living area.

Additional features include a downstairs WC and a utility area, enhancing the practicality of the home. The front and side gardens provide a lovely green space, while the gated driveway offers parking for two vehicles, ensuring ease of access.

Situated close to the picturesque Rigeway Grundy Park and within walking distance to the vibrant Lymm village, the trans penine trail and the Bridgewater Canal, this property is perfectly positioned for those who appreciate both nature and community.

With its modern amenities and stylish design, this home is a must-see for anyone looking to settle in this delightful area.

Description

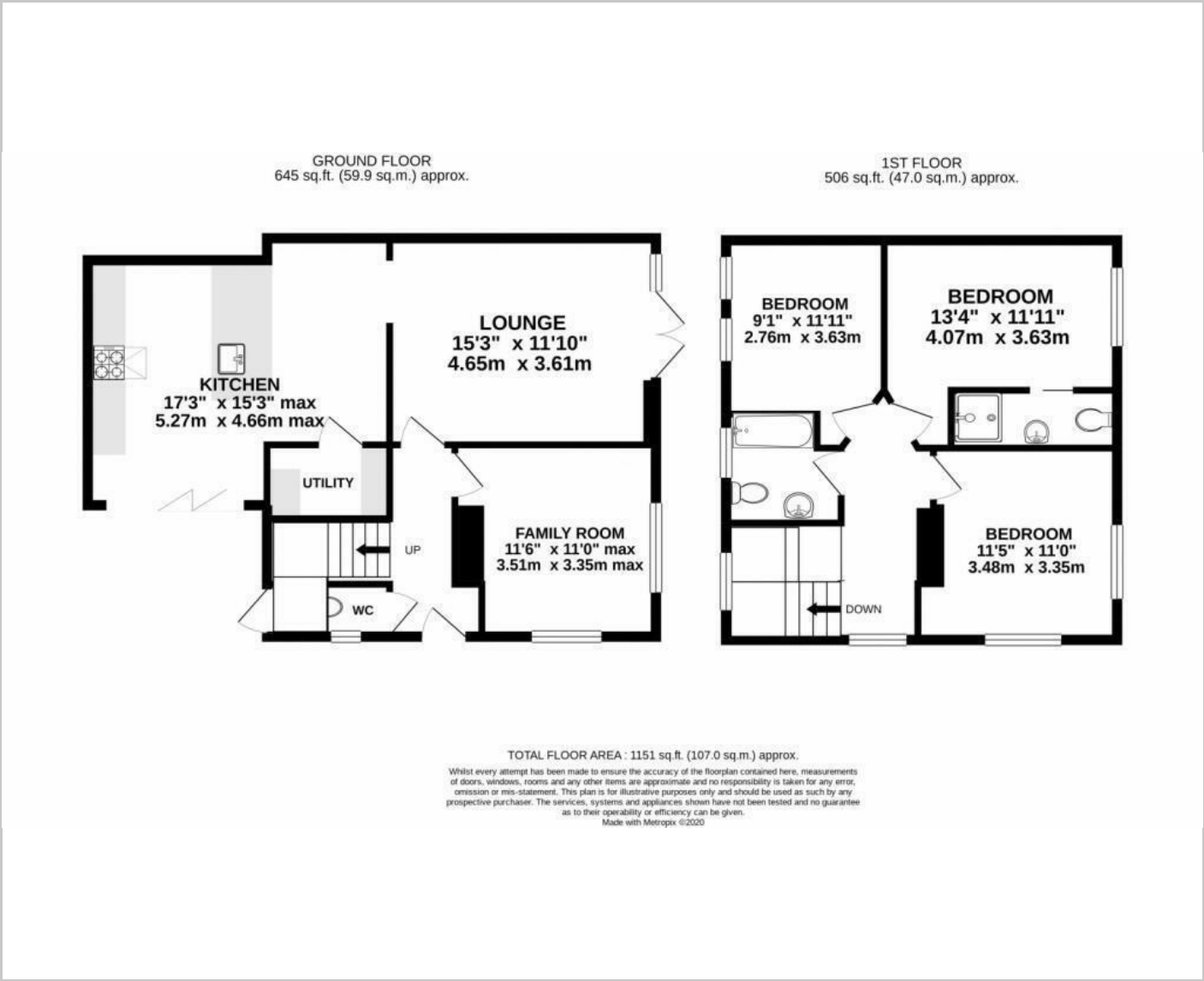
Key Features

- Three generous double bedrooms
- Principal bedroom with ensuite bathroom
- Modern and stylish family home
- Open-plan living area
- Separate snug/family room
- Ideal playroom, home office, or second reception room
- Contemporary kitchen with central island
- Patio doors opening onto the garden
- Beautiful decked entertaining area
- Downstairs WC
- Separate utility area
- Front and side gardens
- Gated driveway parking for two vehicles
- Walking distance to Lymm village
- Close to Rigeway Grundy Park
- Easy access to the Trans Pennine Trail
- Close to the Bridgewater Canal and scenic walks
- Perfect blend of village living and outdoor lifestyle
- Well-presented throughout and ready to move into
- Ideal family home in a sought-after location

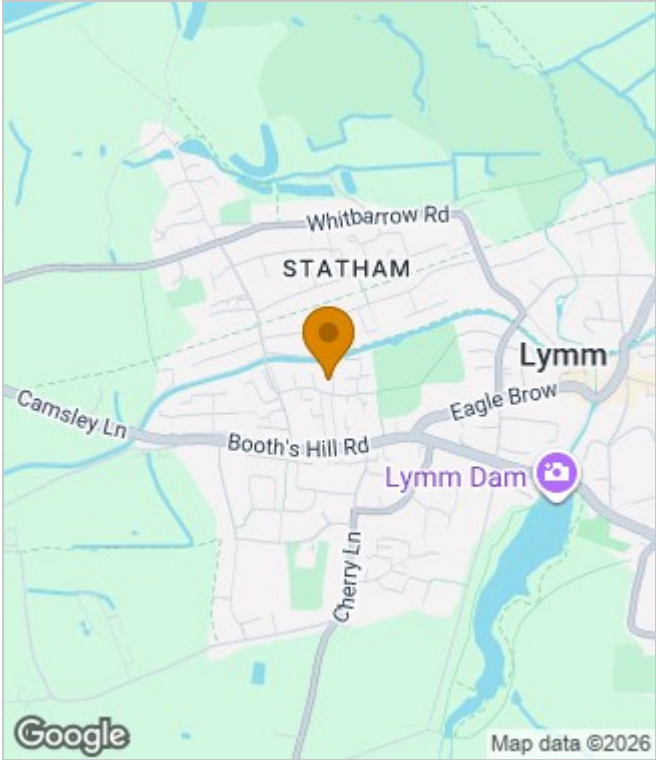


Council Tax Band: D

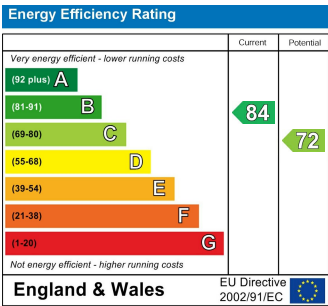
Floor Plans



Area Map



Energy Performance Graph



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