



**DECLAN
JAMES**

ESTATE
AGENTS



51a Higher Lane, Lymm, WA13 0BE

£735,000



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A unique opportunity to acquire an architecturally designed detached property on one of Lymm's highly sought after roads. The modern, light and airy accommodation comprises a hallway, cloakroom/wc, and sitting room to the front which could be utilised as a fourth bedroom. The wow factor at this property is the large open plan living/dining kitchen with integrated appliances, island unit and french doors and bifold doors opening into the large mature garden. There is a utility room, shower room and access to the store/garage. Upstairs there is a 25' front to back master bedroom, two further double bedrooms and a modern bathroom. Externally the property is set back from the road and provides parking for several vehicles. The large mature garden comprises entertaining areas, raised beds and sitting area, shed and specimen trees.

The property is not overlooked at the rear.

Description

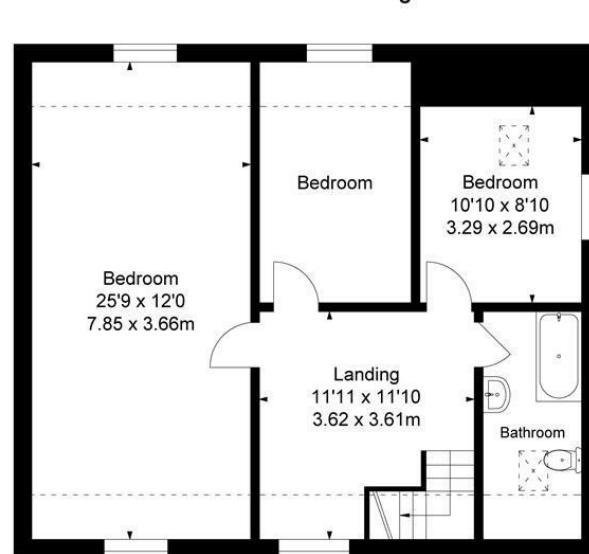
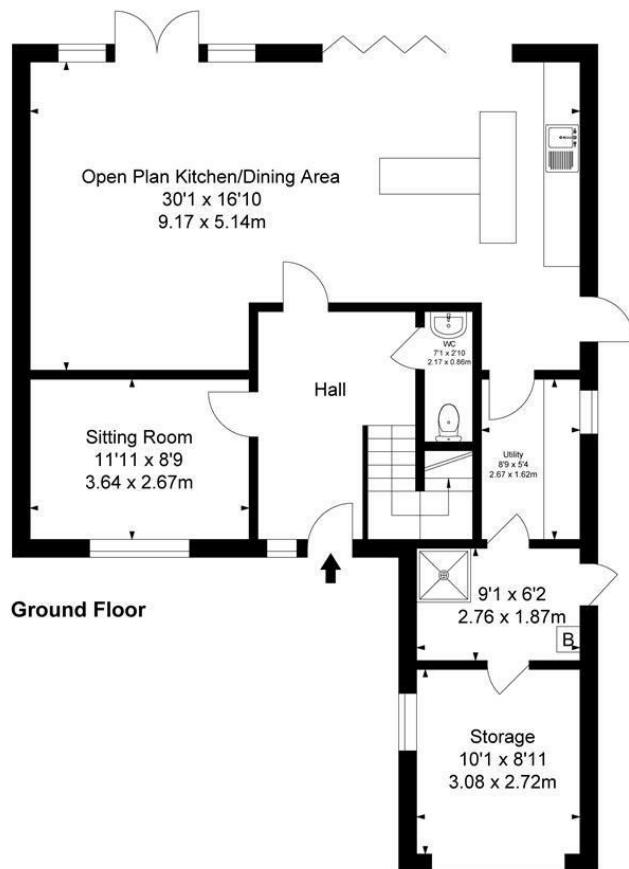


Council Tax Band: F

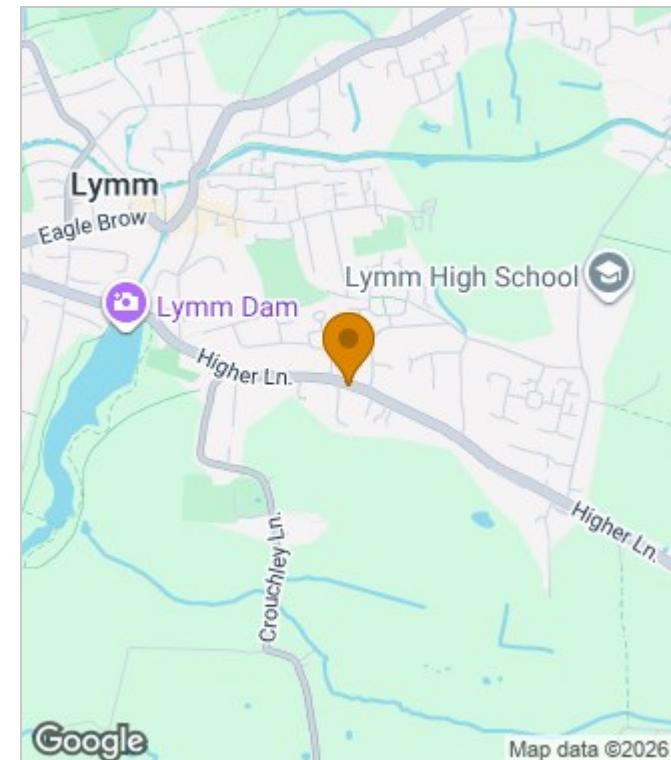
Floor Plans

Higher Lane, Lymm

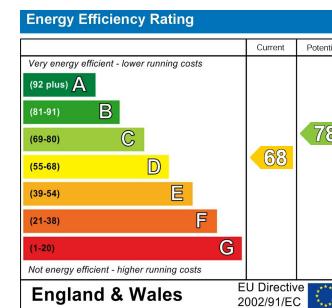
Approximate Gross Internal Area :-
 Ground Floor :- 87.27 sq m / 939 sq ft
 First Floor :- 72.99 sq m / 786 sq ft
 Total :- 160.26 sq m / 1725 sq ft



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.