



42 Albany Road, Lymm, WA13 9LW

£380,000



42 Albany Road, Lymm, WA13 9LW

£380,000

Imagine stepping out of your garden straight onto the Trans Pennine Trail, this beautifully presented home on Albany Road offers not just space, but a lifestyle. Designed with modern living in mind, the ground floor boasts a fantastic open-plan layout with two spacious reception areas that flow effortlessly together - perfect for both relaxed family evenings and entertaining friends. The contemporary kitchen sits at the heart of the home, well-equipped and stylish, with a separate utility room and WC adding that all-important practicality.

Upstairs, you'll find three well-proportioned bedrooms, alongside a modern family bathroom. The generous rear garden is a real highlight, backing directly onto the scenic Trans Pennine Trail - ideal for walkers, cyclists, families on bike rides and anyone who enjoys the outdoors. The property is also within easy reach of the Bridgewater Canal, adding even more opportunity to enjoy Lymm's beautiful surroundings, and making a nice stroll into Lymm village a breeze.

Conveniently located close to local schools, shops and village amenities, this home combines everyday convenience with outdoor living, a rare balance in such a sought-after setting.

A home that combines stylish indoor spaces with the best of Lymm's beautiful outdoors

## Description

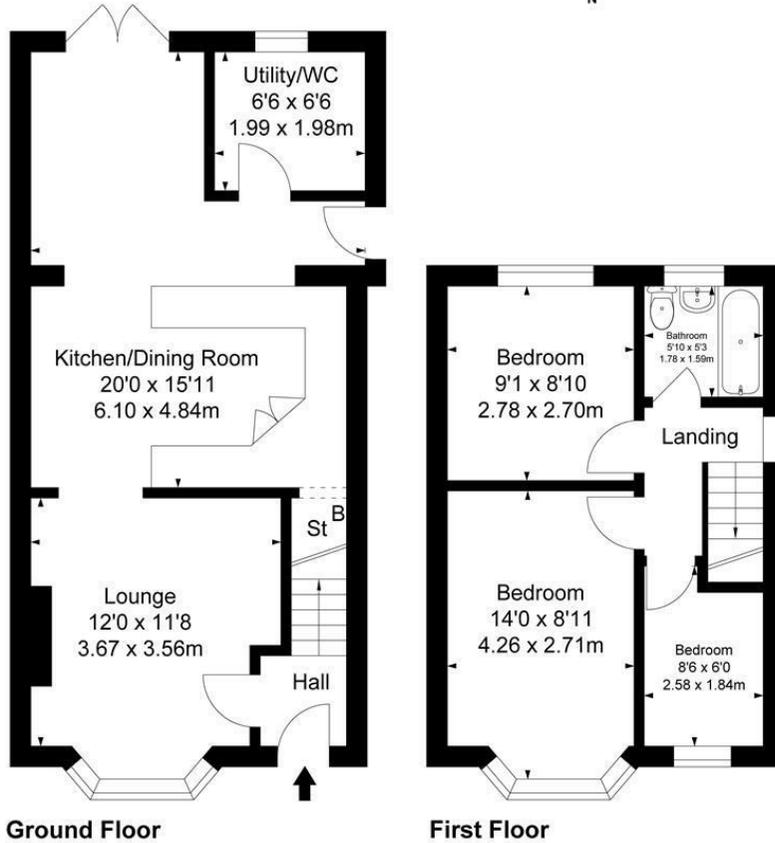


Council Tax Band:

## Floor Plans

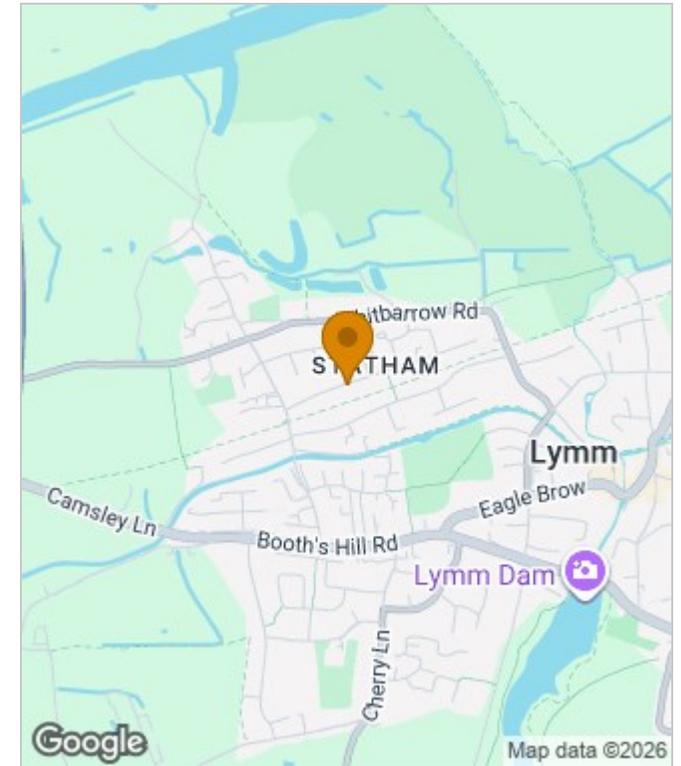
### Albany Road, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 47.11 sq m / 507 sq ft  
 First Floor :- 30.93 sq m / 333 sq ft  
 Total :- 78.04 sq m / 840 sq ft

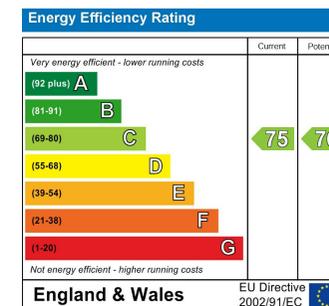


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.