

48 Highfield Road, Lymm, WA13 0EF

£600,000









48 Highfield Road, Lymm, WA13 0EF

£600,000

This delightful home presents the perfect family property, combining modern living with beautiful countryside views. Occupying a substantial plot, the property backs onto picturesque open fields, creating a stunning outlook that makes the garden a truly special place to relax and unwind.

Inside, the home offers two spacious reception rooms, providing plenty of space for both everyday family life and entertaining. The cosy living room and dining area flow seamlessly into the impressive open-plan kitchen, which is undoubtedly the heart of the home. Featuring integrated appliances, subtle LED lighting, and bifold doors opening onto the garden, this space is ideal for family gatherings and summer entertaining.

The property boasts three generously sized bedrooms, including a superb principal bedroom with ensuite facilities. An additional office provides excellent flexibility and is ideal for those working from home or requiring a dedicated study space.

Further accommodation includes a family bathroom, utility room, downstairs WC, and an integral garage, which offers excellent storage and potential for alternative uses, subject to any necessary consents.

Outside, the stunning rear garden is a standout feature, providing a safe and private space for children to play while offering plenty of room for adults to entertain or simply enjoy the peaceful surroundings and

Description

• Stunning family home on a substantial plot
• Backs onto open fields with beautiful countryside views
• Large rear garden, perfect for families and entertaining
• Three generous double bedrooms
• Principal bedroom with ensuite shower room
• Additional home office/study space
• Two spacious reception rooms
• Cosy living room
• Separate dining room
• Modern open-plan kitchen with integrated appliances
• Stylish LED feature lighting
• Bifold doors opening onto the garden
• Utility room
• Downstairs WC
• Family bathroom and ensuite
• Garage offering excellent storage or conversion potential (subject to any necessary consents)
• Flexible and practical layout for modern family living
• Ideal for indoor-outdoor entertaining
• Close to local schools
• Convenient for local amenities
• Sought-after residential location
• Beautifully presented throughout
• Perfect blend of modern living and countryside surroundings
• A wonderful family home with space to grow

Council Tax Band: D

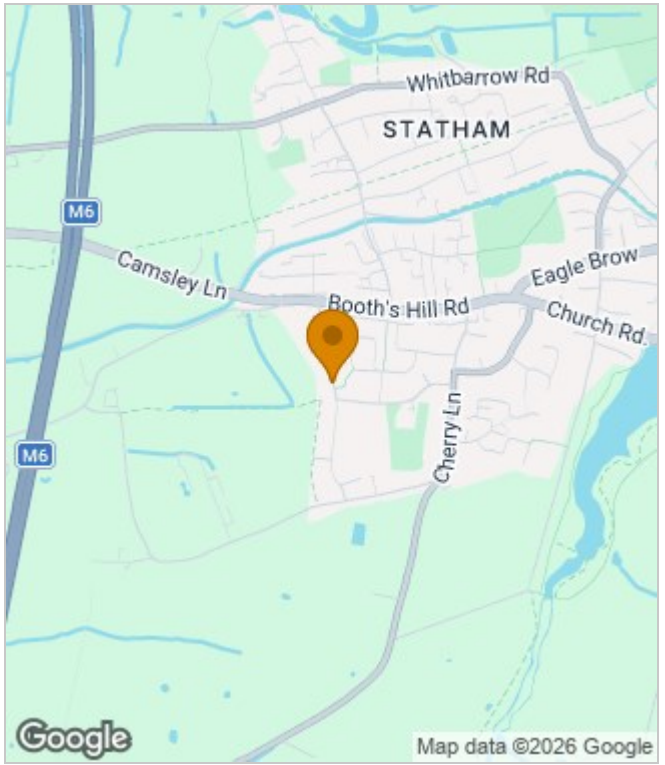




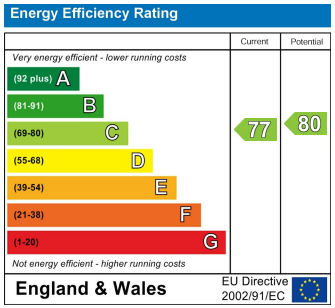


Floor Plans

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.

10 Eagle Brow, Lymm, Warrington, Cheshire, WA13 0LJ
Tel: 01925 210 250 Email: info@declanjames.co.uk www.declanjames.co.uk