



123 Higher Lane, Lymm, Cheshire, WA13 0BU

£1,000,000



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\*\*PART EXCHANGE CONSIDERED\*\*

DONT MISS THIS TRADITIONAL DETACHED PROPERTY SITUATED ON HIGHER LANE WITHIN WALKING DISTANCE OF LYDD VILLAGE CENTRE, LYDD HIGH SCHOOL AND OTHER LOCAL AMENITIES. This very attractive detached house is set back from the road behind wooden gates with parking for several cars and a driveway sweeping in front of the house and down the side to the detached garage. Porch, entrance hall, 22' lounge with dual aspect and wood burning stove. Further reception room to the front presently used as a sitting room but could easily be used as a dining room or play room. There is a large light and airy kitchen/dining family room to the rear with french doors leading out into the garden. Central island, granite work surfaces, integrated appliances and roof lights. Spacious utility room and w.c. A landing gives access to a master bedroom with ensuite, three further double bedrooms, a fabulous family bathroom with roll top bath and separate double shower. There is also a small bedroom/office overlooking the front. Outside there are gardens to three sides, a pergola, paved entertaining areas, lawn, borders and mature trees.

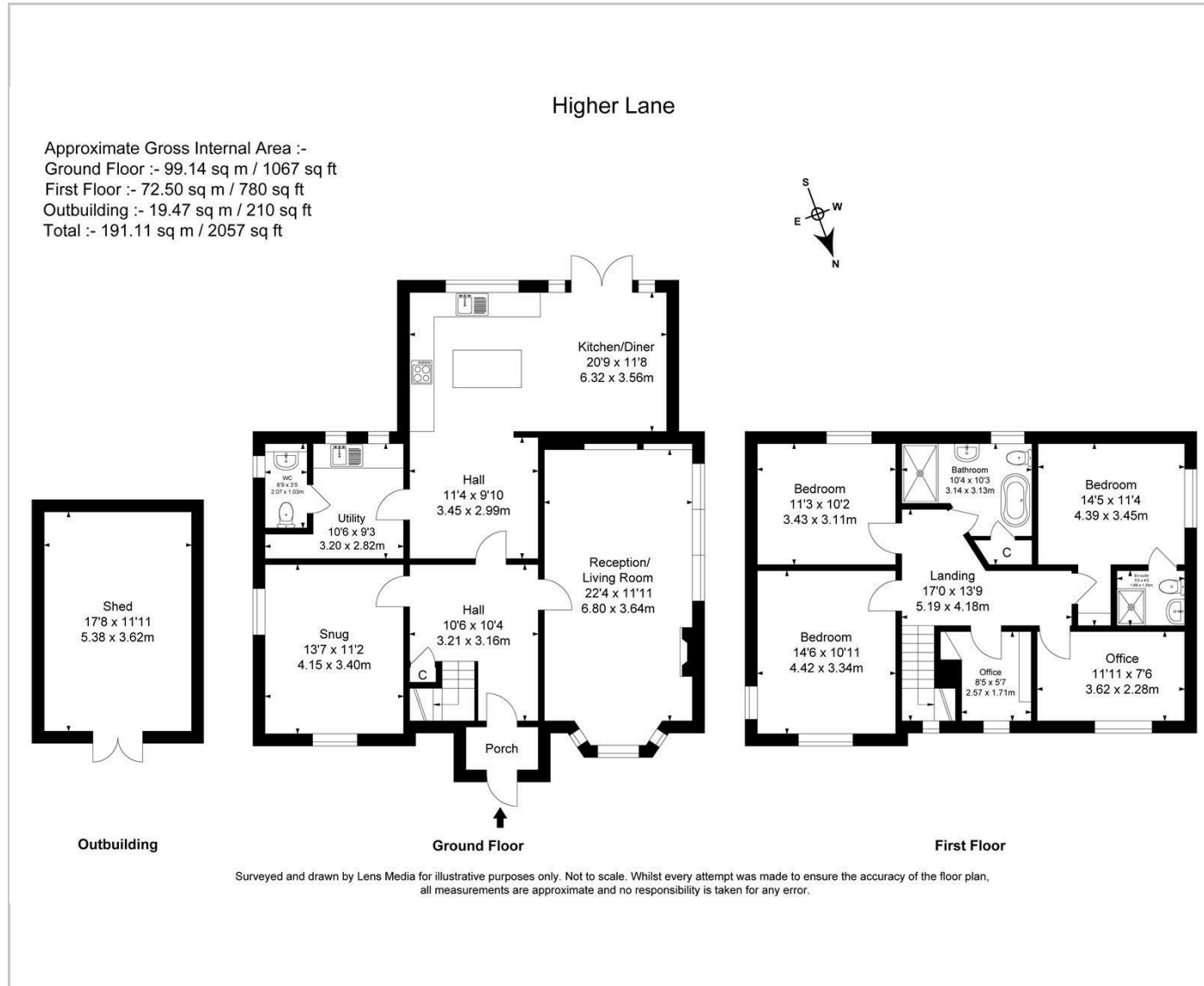
## Description

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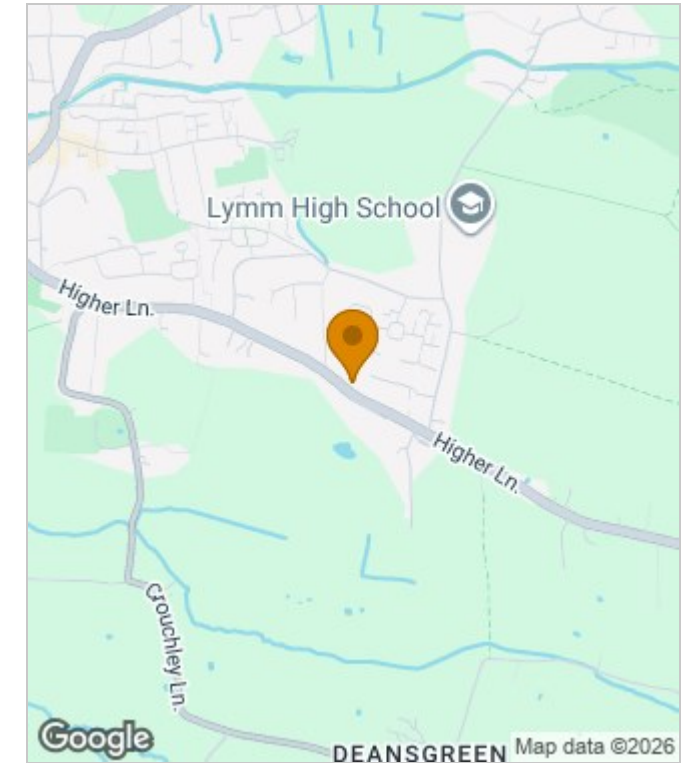


Council Tax Band: G

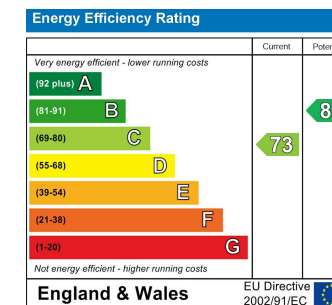
## Floor Plans



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

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