



1 Minerva Place , Whitbarrow Road, Lymm, WA13 9AG

£150,000



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FIRST TWELVE MONTHS SERVICE FEE PAID

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150000

Minerva Place offers a delightful blend of comfort and modern living, this residence features one well-appointed double bedroom, a stylish bathroom, and a welcoming reception room that serves as the heart of the home.

The property is designed with retirement living in mind, providing an excellent environment for relaxation and social interaction. Residents can enjoy stunning communal areas that foster a sense of community, perfect for engaging with neighbours or simply unwinding in a serene setting. The outside spaces are particularly inviting, allowing you to grab a coffee and watch the world go by, all while soaking in the picturesque scenery.

For those who appreciate the great outdoors, the property is conveniently located near the Trans Pennine Trail, offering ample opportunities for leisurely walks and exploration. Additionally, the village centre is within easy reach, ensuring that essential amenities and local shops are just a short stroll away. This modern and fresh property is not only comfortable but also thoughtfully designed to cater to the needs of its residents.

Whether you are looking to downsize or seeking a vibrant community to enjoy your retirement years, this home in Lymm presents an exceptional opportunity for a fulfilling lifestyle.

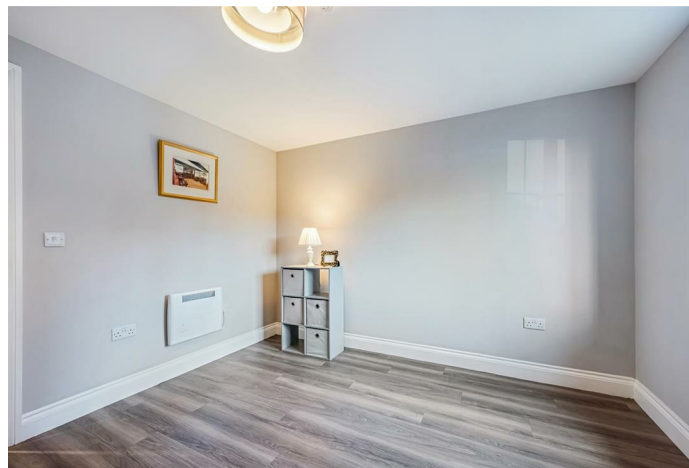
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

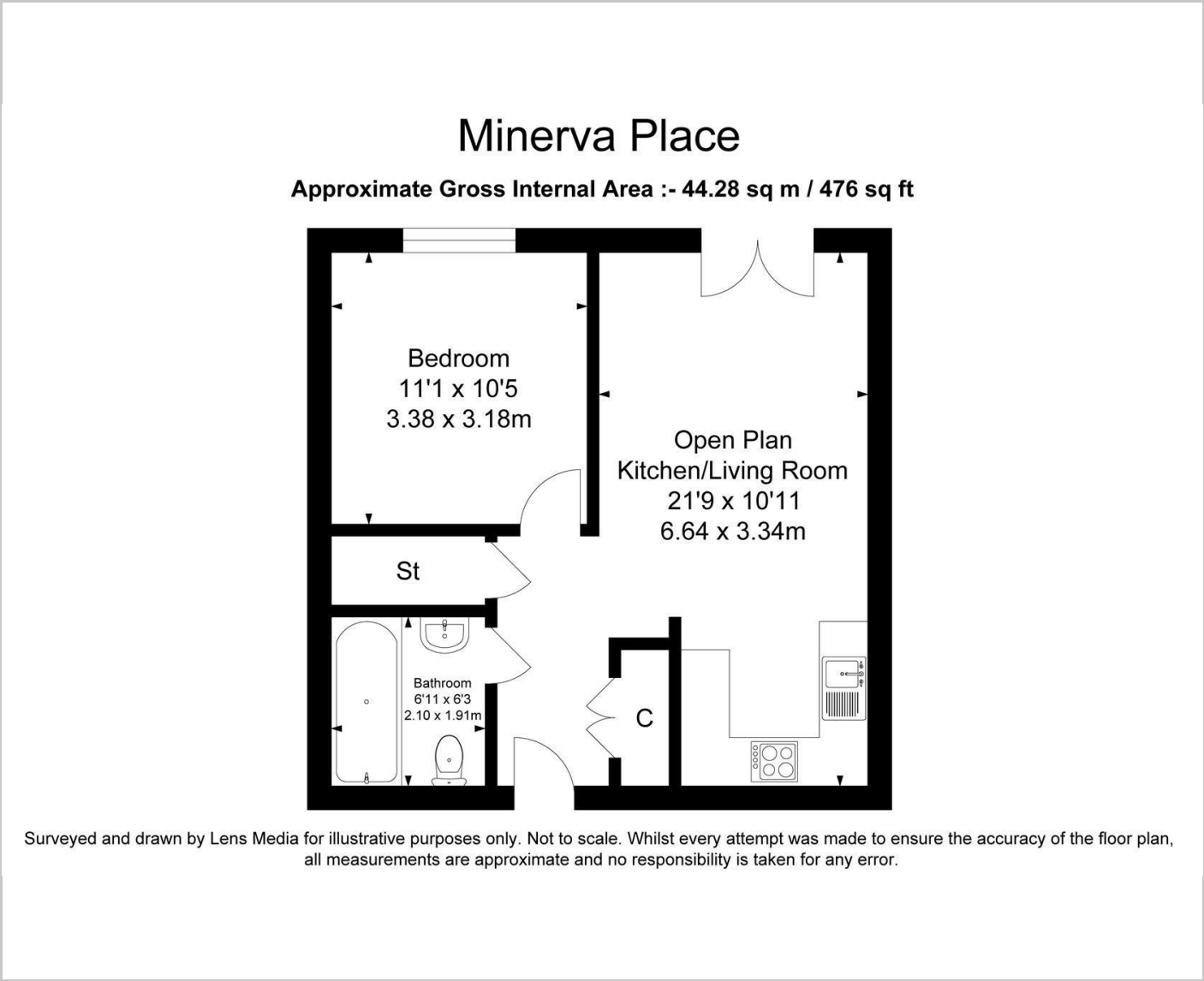
Description

Immediate 'exchange of contracts' available
Sold via 'Secure Sale'
Ground Floor , with access to outdoor seating area
Modern Open plan living
Stylish, welcoming communal areas
Wellness Room
Easy access to Lymm Village and the Trans
Penine Trail



Council Tax Band: B

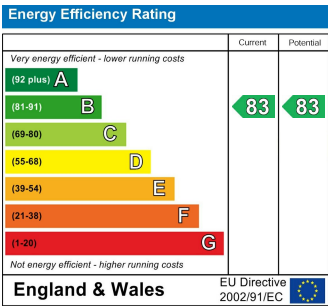
Floor Plans



Area Map



Energy Performance Graph



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