



9. Star Lane, Lymm, WA13 9LE

£415,000





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Occupying a generous corner plot in a popular area, this fantastic family home offers an excellent combination of flexible living space, modern convenience, and a superb location.

Beautifully presented throughout, the property features two spacious reception rooms, providing versatile / flexible living space - a cosy living room with stylish fitted furniture and another living space currently used as an office and music room, which could equally make an ideal playroom, snug or even a fourth bedroom, depending on your family's needs.

The heart of the home is the extended open-plan kitchen/dining room, a wonderful space for family life and social occasions. Complete with patio doors opening onto the garden, perfect for summer evenings.

A utility room, and a convenient downstairs WC, adds additional convenience for busy lives, this property has been thoughtfully designed with modern living in mind.

Upstairs the property offers three well-proportioned bedrooms together with a modern family bathroom.

Outside, the generous front and side gardens enhance the feeling of space, while the gated private driveway provides ample off-road parking.

Situated in a sought-after location, the property is within walking distance of local schools and enjoys easy access to the Trans Pennine Trail, the Bridgewater Canal and local public transport links, making it perfect for families and those who enjoy an active outdoor lifestyle.



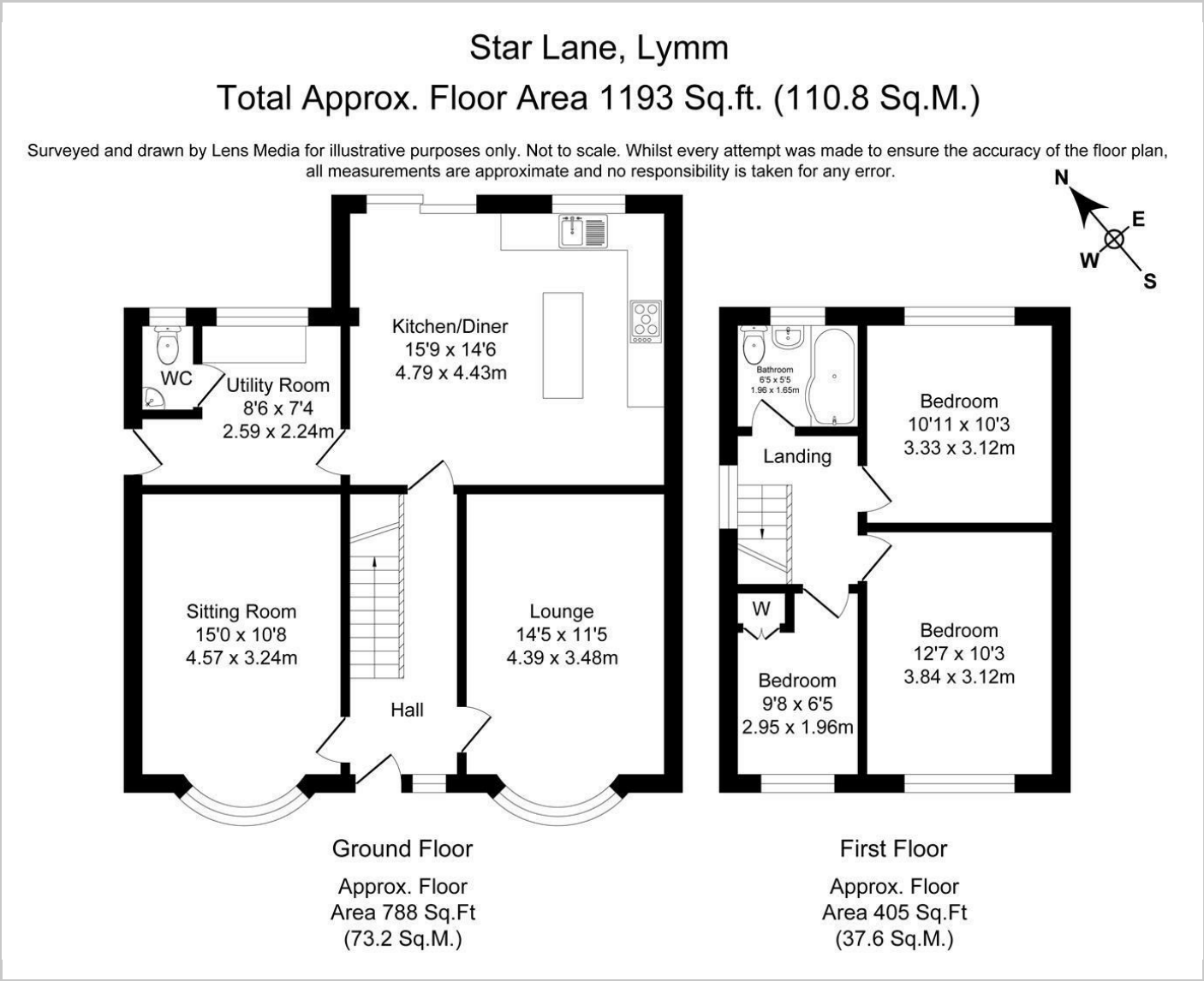
## Description



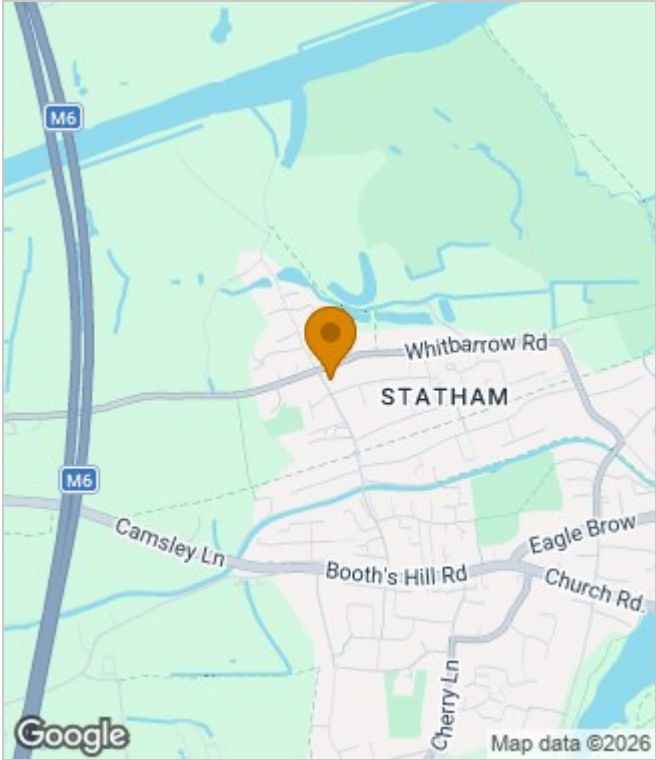
Council Tax Band: D



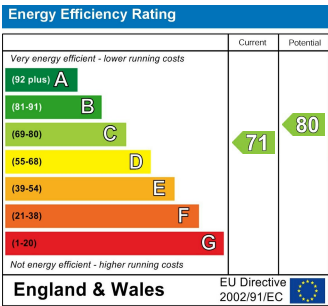
Floor Plans



Area Map



Energy Performance Graph



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