



26 Warrington Road, Lymm, WA13 9EX

£1,395 Per Month



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**£1,395 Per Month**

This delightful mews property, set within the charming village of Lymm, offers a wonderful blend of comfort and convenience, ideal for tenants seeking a well-presented home in a sought-after location.

The property features two inviting reception rooms, providing flexible living space for both relaxing and entertaining. There are three well-proportioned bedrooms, including a principal bedroom with en-suite, making it well suited to families, professional couples or those needing space to work from home.

Externally, a private garden offers a peaceful outdoor space to enjoy, along with parking for one vehicle for added convenience.

Positioned in a desirable area, the property benefits from excellent access to the Trans Pennine Trail and the picturesque Bridgewater Canal, perfect for walking and cycling. It is also within easy reach of local schools, shops and village amenities, making day-to-day living straightforward and enjoyable.

## Description

Three-bedroom mews property

Principal bedroom with en-suite

Two reception rooms offering flexible living space

Well-presented throughout

Private enclosed garden

Parking for one vehicle

Close to local schools and amenities

Easy access to the Trans Pennine Trail

Walking distance to the Bridgewater Canal

Available to rent in a popular residential setting



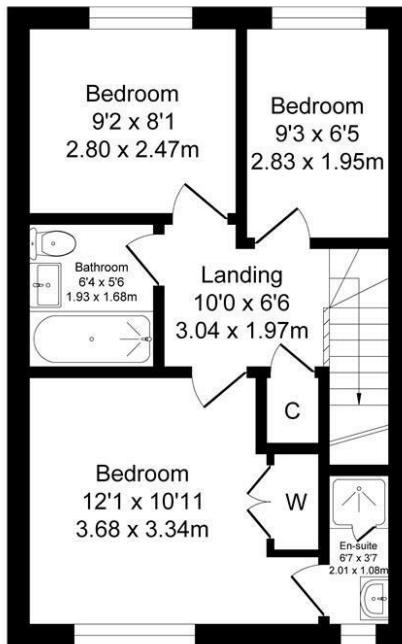
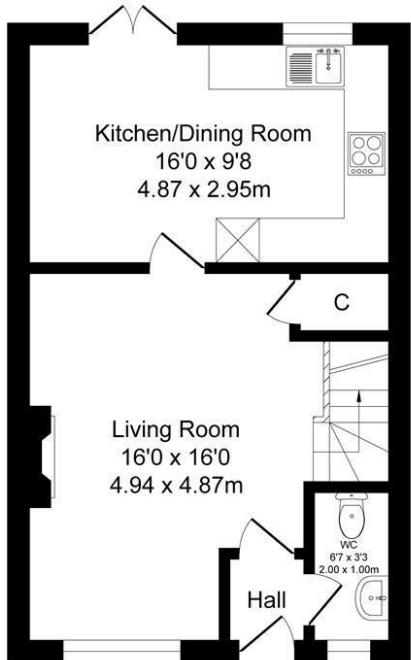
Council Tax Band: D

## Floor Plans

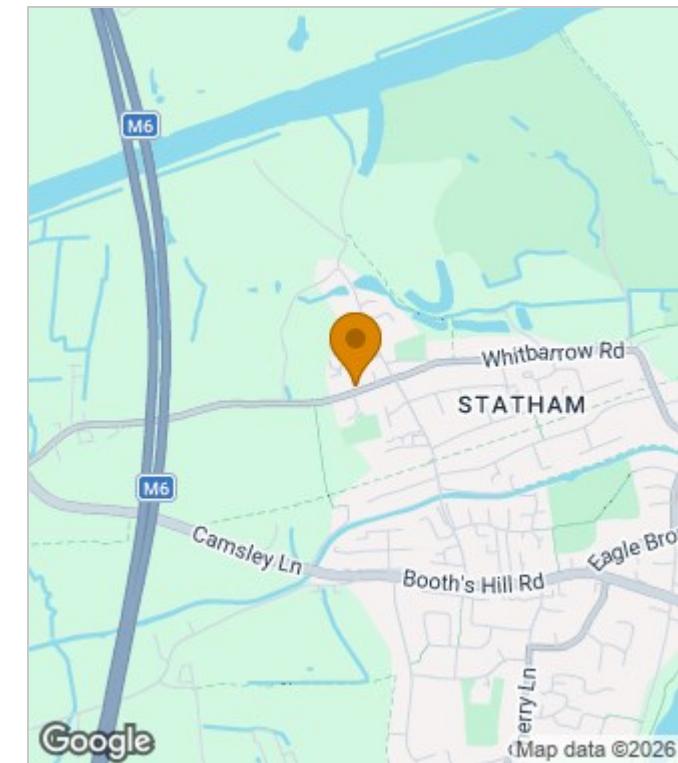
### Warrington Road

Total Approx. Floor Area 846 Sq.ft. (78.6 Sq.M.)

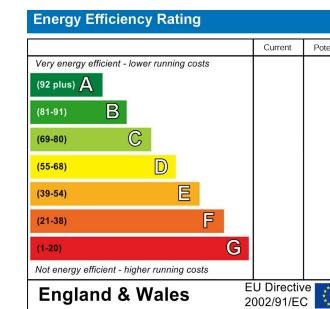
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Performance Graph



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