



**1 Fox Gardens, Lymm, WA13 9EY**  
**Offers in excess of £300,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

Set within a small and quiet cul-de-sac in the highly regarded village of Lymm, Fox Gardens enjoys an excellent position close to a wide range of local amenities. Lymm is renowned for its historic village centre, picturesque dam, canal-side walks and strong community feel, alongside a great selection of independent shops, cafés and traditional pubs. Well-regarded primary and secondary schools are within easy reach, making the area particularly popular with families. For commuters, there is excellent access to the M6, M56 and M62 motorway networks, while nearby Warrington and Altrincham provide direct rail links to Manchester, Liverpool and London, offering village living with superb connectivity.

This well-presented three-bedroom end-of-terrace home is tucked away on a small cul-de-sac and offers practical, modern accommodation ideal for a range of buyers. The ground floor comprises a welcoming living room, separate dining room with access to the rear garden, a newly installed kitchen, and a convenient WC. To the first floor are three bedrooms and a modern family bathroom, both the bathroom and the en suite shower room to bedroom one having been newly fitted, with the en suite comprising a shower and wash basin. Externally, the rear garden is laid to patio and lawn with wood and brick wall boundaries and benefits from useful side access. To the front of the property is a driveway providing off-road parking.

### Front Of Property

Driveway, lawn garden.

### GROUND FLOOR

#### Living Room 16'0" x 12'5" (4.9 x 3.8m)

Window to front, wood floor, painted walls, gas fireplace, storage under stairs, stairs to first floor, radiator.

#### Dining Room 9'10" x 8'2" (3m x 2.5m)

Wood floor, double doors to garden, door to living room, radiator.

#### Kitchen 9'2" x 6'10" (2.8m x 2.1m)

Wall mounted and base units, wood floors, window to rear, boiler, integrated oven, induction hob, painted walls and wood walls.

#### Cloaks/WC

Toilet, sink, window to front, wood floor, radiator, painted walls.

### FIRST FLOOR

#### Landing

Carpet, painted walls, access to all rooms, loft hatch.

#### Bedroom 11'9" x 10'9" (3.6m x 3.3m)

Front facing, carpet, radiator, window to front, painted walls, fitted wardrobes.

#### En Suite Shower Room 6'2" x 3'3" (1.9m x 1m)

Shower, sink, heated towel rail, tiled floor and walls, window to front, mounted mirror.

#### Bedroom 8'10" x 7'10" (2.7m x 2.4m)

Rear facing, carpet, wallpaper and painted walls, radiator, window to rear, artex ceiling.

#### Bedroom 9'2" x 6'2" (2.8m x 1.9m)

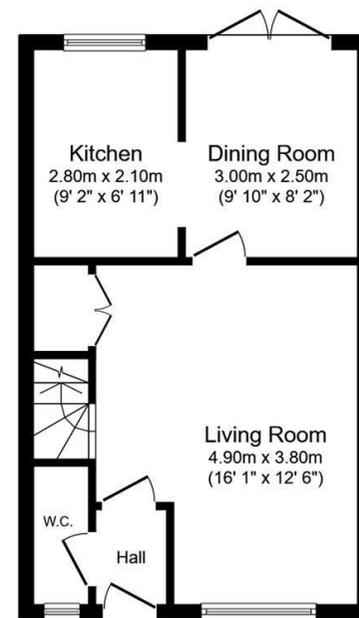
Rear facing, carpet, wallpaper and painted walls, radiator, window to rear.

#### Bathroom 6'2" x 5'2" (1.9m x 1.6m)

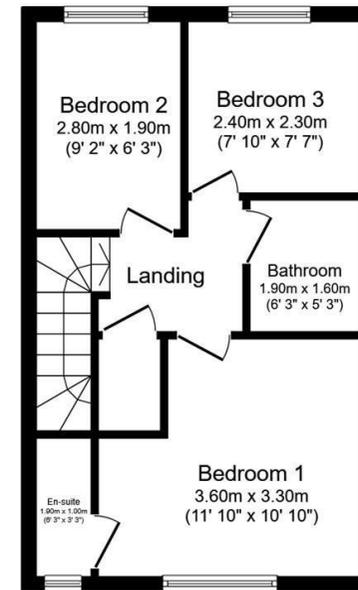
Three piece suite with over bath shower, mounted mirror, extractor, heated towel rail, tiled floor and walls.

#### Rear Garden

Patio, lawn, slate chippings, tap, side access with gate, fence and brick walls borders.



Ground Floor  
Floor area 37.6 sq.m. (405 sq.ft.)



First Floor  
Floor area 37.6 sq.m. (405 sq.ft.)

Total floor area: 75.2 sq.m. (809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

PROPERTY  
PERSPECTIVE