



Woodyatt Way, Lymm, WA13 9DF

£210,000

ATTENTION ALL FIRST TIME BUYERS & INVESTORS!!! We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in the popular leafy town of Lymm!



25 Woodyatt Way, Lymm, WA13 9DF

Located in the highly desirable village of Lymm, renowned for its attractive conservation centre, independent shops, cafés, restaurants and strong community atmosphere

Excellent commuter location with convenient access to the M6 and M56 motorway networks, connecting Manchester, Liverpool and Chester.

An ideal first-time purchase, downsizing opportunity or investment property in a prime village setting.

The asking price for the property is based on 70% ownership, however there is the option to purchase the full 100%. For more information, please speak to the office when enquiring.

GROUND FLOOR

Lounge 14'3" x 12'11" (4.35m x 3.96m)

Carpet flooring with stairs leading to the first floor, curtains and blind

Kitchen/diner 10'3" x 12'10" (3.13m x 3.93m)

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'9" x 11'8" (3.29m x 3.58m)

Carpet flooring with window to the front elevation, fitted storage, curtains and blind

Bedroom 12'1" x 7'3" (3.70m x 2.22m)

Carpet flooring with window to the rear elevation, curtains and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, radiator and blind

EXTERNAL

Double driveway to the front of the property with gated access to the side, leading to the rear garden. Beautifully presented and deceptively private rear garden, enclosed by panel fencing with laid to lawn, patio area and cosy decking area to the rear.





