



**78b Sandy Lane, Lymm, WA13 9HR**  
**£310,000**

# Sandy Lane

Lymm WA13

Nestled in the charming area of Sandy Lane, Lymm, this delightful mid-terrace house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, leading into an open-plan downstairs area that enhances the sense of space and light throughout the home.

The attractive wooden panelling downstairs adds a touch of character, creating a cosy atmosphere that is both stylish and inviting. The well-presented interiors ensure that you can move in with ease, making it a perfect choice for those looking for a hassle-free transition.

One of the standout features of this property is the insulated garden room, which offers a versatile space that can be used for various purposes, whether as a home office, a playroom, or a tranquil retreat. The outdoor area is complemented by off-road parking for two vehicles, providing convenience and peace of mind.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its blend of modern living and charming features, this mid-terrace house on Sandy Lane is a must-see for anyone looking to settle in Lymm. Don't miss the opportunity to make this lovely property your own.





### Entrance Hall

The entrance door is an attractive composite design with a uPVC frame. This leads into the hallway where there is a useful under stairs storage cupboard and separate cloaks cupboard. Attractive wooden panelling has been professionally installed on the walls that extends along the stairs.



### Lounge (open plan)

16'8" x 8'0"

The downstairs living space is an open plan design providing a feeling of space throughout the ground floor. The living space has wooden panelling that extends from floor to ceiling. The rustic style includes period radiators and attractive oak effect Karndean vinyl flooring.



### Kitchen diner

15'7" (narrows to 13'8") x 7'1" (narrows to 4'3"

The modern kitchen has a range of gloss white base and wall units and a speckled white work top. The splash back has attractive white tiles and there is space for a washing machine and fridge freezer. Flooring is common throughout the downstairs and is attractive oak effect Karndean vinyl flooring.



### Landing

Main features include part wooden panelling and access to the loft with an integrated loft ladder.



### Master bedroom

11'3" x 8'4"

Features include double wardrobe with louvre doors.



### Bedroom 2

10'7" x 8'2"

Integrated wardrobe with louvre doors.



### Bedroom 3

10'7" x 7'1"



### Bathroom

The refurbished bathroom features walls lined with attractive grey panelling, light grey tiled laminate flooring and gloss panelled ceiling. Gloss white vanity unit with ceramic sink and chrome mixer tap. White bath with a double head thermostatic shower unit and hinged glass shower screen. Useful storage cupboard and grey ladder style radiator.



### Garden Room/Office

The garden room is the stand out feature in the garden and has been professionally installed with light and power and the walls and ceiling have been fully insulated. The doors and windows are uPVC and double glazed and are fitted with Venetian style blinds.



### Garage

The front door is a metal up and over door. Other features include the main Worcester combi boiler and the electrical consumer unit.

### Externally

To the front there is parking for two vehicles on the gravel driveway.

The rear garden is a combination of wooden raised beds to the side, lawned area and a paved patio area.

### Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to [sales@bridgewaterel.co.uk](mailto:sales@bridgewaterel.co.uk).

### Lymm Information

Lymm is a picturesque village in the heart of Cheshire boasting numerous restaurants, pubs, and beautiful walks. The village provides good shopping facilities with a weekly market and a good bus service. It has 4 excellent primary schools and Lymm High secondary school, which has an exceptional reputation.

### Services

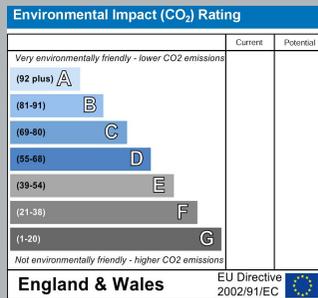
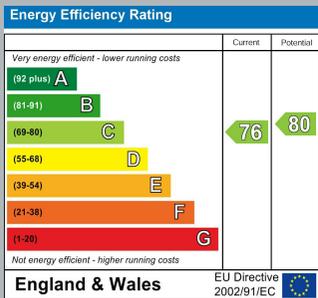
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### Disclaimer

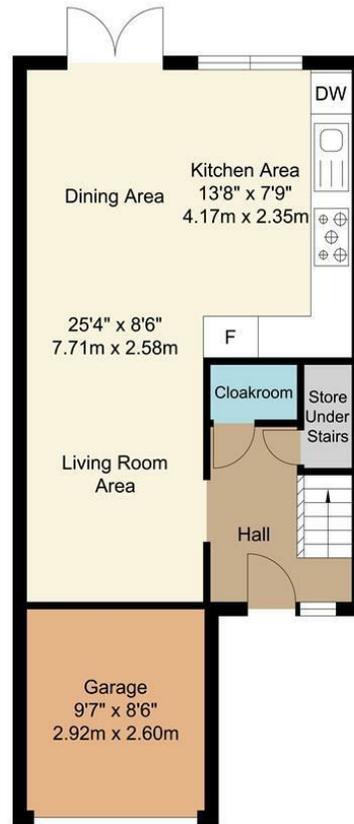
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

# Sandy Lane Lymm WA13

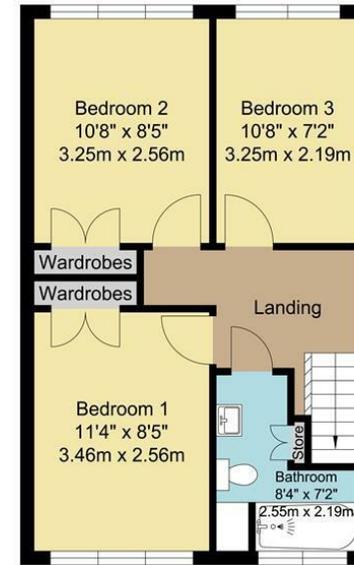
- Short walk to local schools
- Open Plan downstairs
- Three bedrooms
- Enclosed rear garden
- Garden Room - Fully Insulated
- EPC rating C
- Council tax Level C



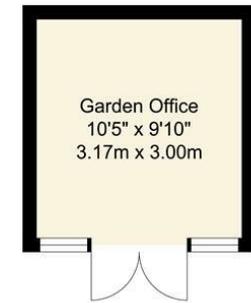
## 78B Sandy Lane, Lymm, WA13 9HR



Ground Floor  
Approximate Floor Area  
478.67 SQ.FT.  
(44.47 SQ.M.)



First Floor  
Approximate Floor Area  
394.17 SQ.FT.  
(36.62 SQ.M.)



Outbuilding  
Approximate Floor Area  
102.36 SQ.FT.  
(9.51 SQ.M.)

01925 599111

PO Box 1009 Lymm, Cheshire, WA15 5UL  
sales@bridgewaterel.co.uk  
www.bridgewaterlettings.co.uk



**Bridgewater**  
Estates & Lettings