

23 Howard Avenue, Lymm, WA13 9EH

£450,000









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LARGE TRUE BUNGALOW WITH SCOPE TO PUT TWO BEDROOMS AND A BATHROOM IN THE ROOF SPACE. CATCHMENT AREA FOR OUGHTRINGTON PRIMARY SCHOOL. Hall, dual aspect lounge with feature fireplace, modern kitchen to the side with range cooker and access to the dining room and large conservatory. FOUR bedrooms (some with fitted wardrobes) and modern shower room. Access to large roof void which could be converted into a master bedroom with ensuite or two bedrooms and a bathroom. Externally the property occupies a corner plot, with mature hedges, lawns and wide double drive leading to the rear garden and garage. GREAT LOCATION very close to Oughtrington Primary School and walking distance to Lymm High School.

Description

LARGE TRUE BUNGALOW WITH SCOPE TO PUT TWO BEDROOMS AND A BATHROOM IN THE ROOF SPACE. Hall, dual aspect lounge with feature fireplace, modern kitchen to the side with range cooker and access to the dining room and large conservatory. FOUR bedrooms (some with fitted wardrobes) and modern shower room. Access to large roof void which could be converted into a master bedroom with ensuite or two bedrooms and a bathroom. Externally the property occupies a corner plot, with mature hedges, lawns and wide double drive leading to the rear garden and garage. GREAT LOCATION very close to Oughtrington Primary School and walking distance to Lymm High School.

Council Tax Band: E





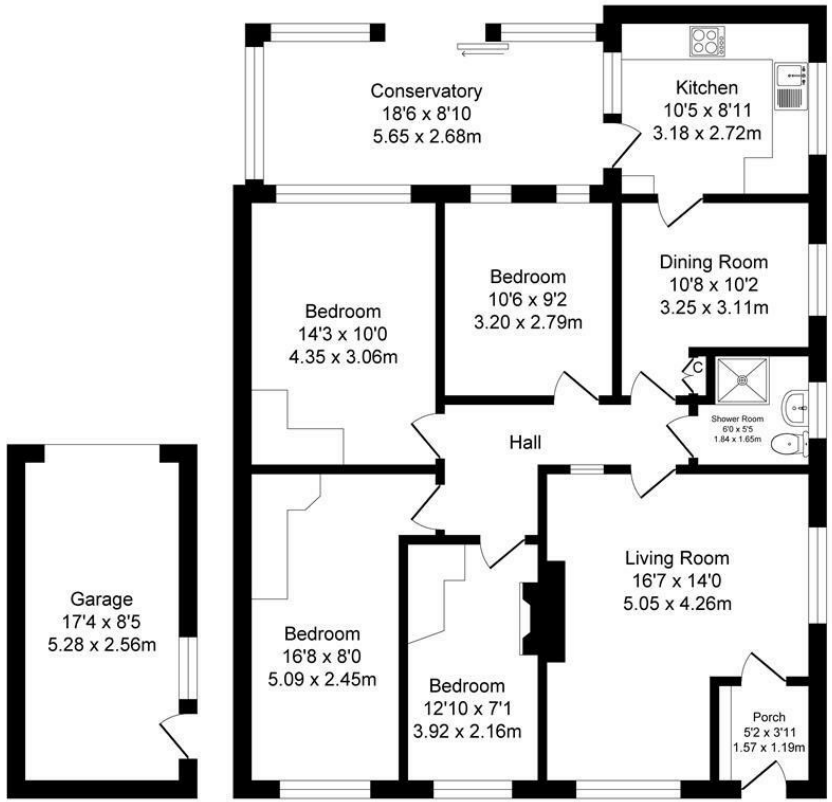


Floor Plans

Howard Ave, Lymm

Total Approx. Floor Area 1372 Sq.ft. (127.5 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.

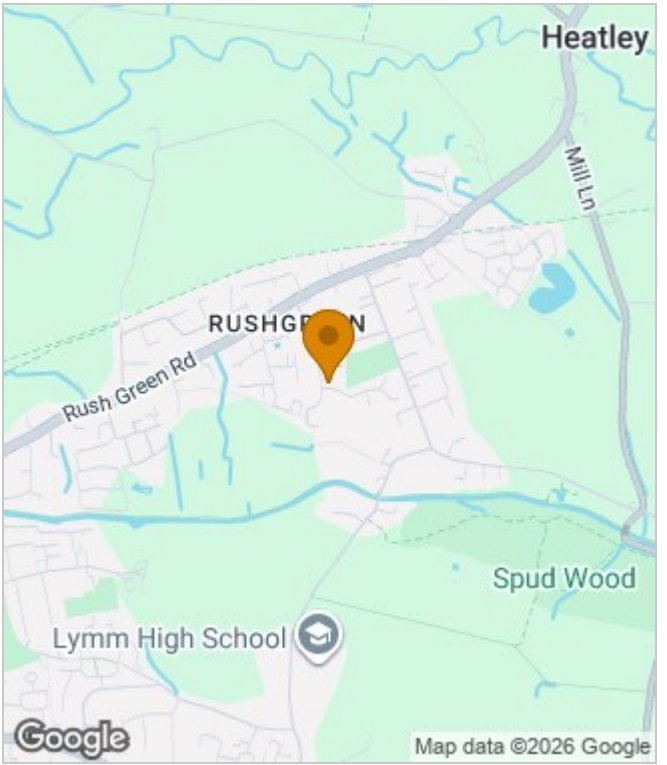


Garage

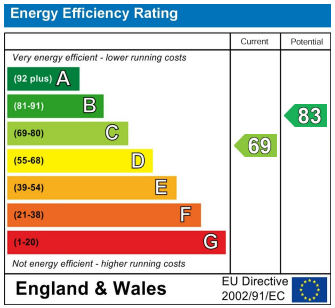
Approx. Floor Area 145 Sq.Ft (13.5 Sq.M.)

Approx. Floor Area 1227 Sq.Ft (114.0 Sq.M.)

Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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