



Willow Close, Lymm

Lymm

£725,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Willow Close

Lymm, Lymm

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

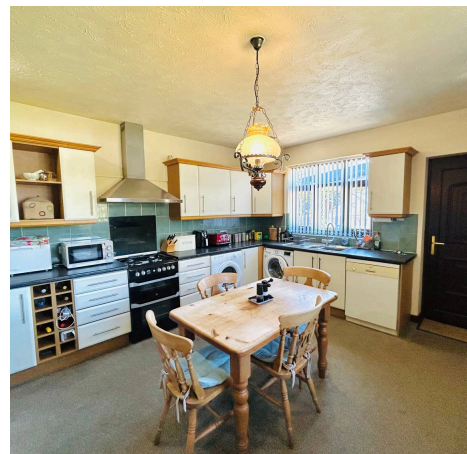
Local Authority: Warrington BC Council Tax Band F

Services have not been tested and you are advised to make your own enquiries or inspections.

Viewing strictly by appointment through the Agents.

- Three Bedroom detached true bungalow
- Quiet cul-de-sac position
- Driveway providing off road parking for several cars and integral garage
- No onward chain
- Walking distance to Lymm village
- Solar panels plus EV charger

Nestled in a quiet cul-de-sac location within walking distance of charming Lymm village, this impressive detached true bungalow on Willow Close presents a rare opportunity to acquire a freehold property in a highly sought after location with beautifully maintained gardens.



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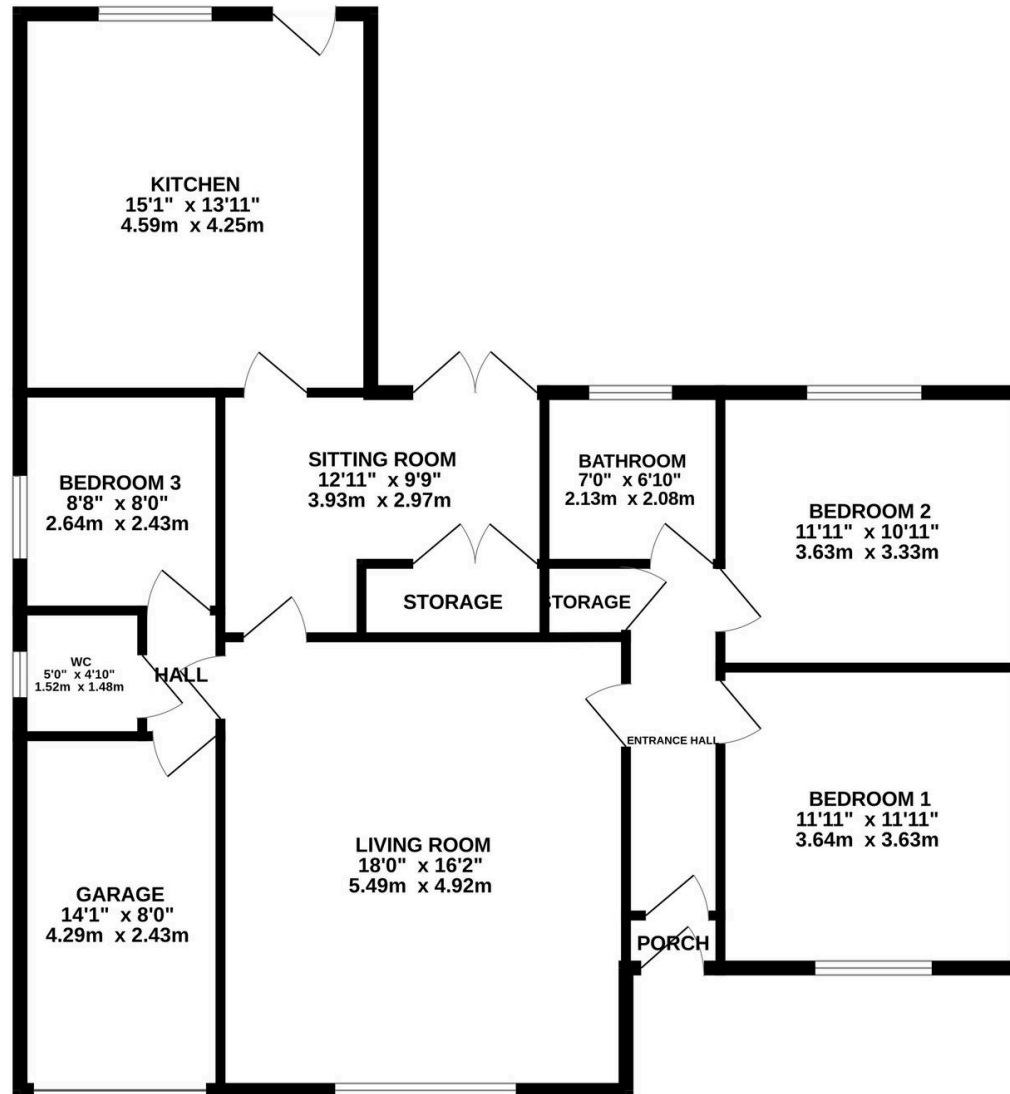
The home welcomes you with a spacious hallway that leads into a substantial living room, complemented by a separate dining room and a large dining kitchen. The layout is thoughtfully designed and also offers two generous double bedrooms, alongside a single third bedroom which is currently utilised as an office room. A modern family shower room has been stylishly updated, providing a sleek and practical space alongside an additional WC. The property has been meticulously maintained throughout, ensuring a move in ready experience for the new owners while offering the prospect for further development subject to planning permissions.

Practicality is further enhanced by a generous driveway that accommodates multiple vehicles and leads to an integrated garage, providing excellent storage and convenience. This home is also equipped with eco-friendly features including solar panels with battery storage and an EV charger, offering significant energy savings and future proofing for electric vehicle owners.

Offered to the market with no onward chain, this true bungalow is an ideal choice for buyers seeking a peaceful yet accessible setting, spacious and versatile living accommodation, and modern amenities. Early viewing is highly recommended to fully appreciate the quality and potential of this exceptional property.



GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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