



Arley Grove, Lymm

Lymm

Offers Over £350,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

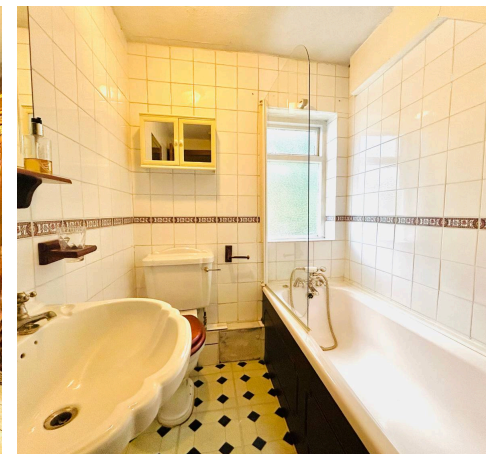
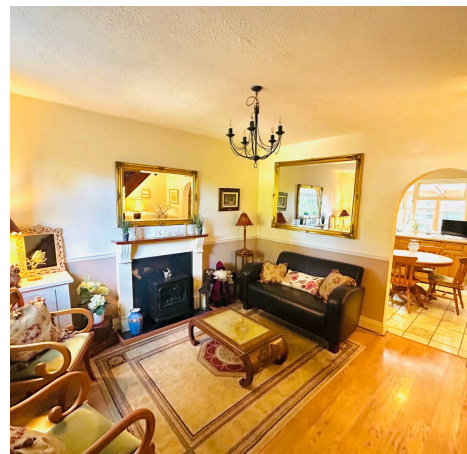
# Arley Grove

## Lymm

Experience the perfect blend of period character in this charming two bedroom mid-terraced Fustian cottage, ideally situated with easy access to the heart of Lymm village. This inviting character property is brimming with original features, including exposed beams, feature fireplaces, and traditional woodwork, creating a warm and welcoming atmosphere throughout.

Internally, the accommodation is split over three levels and comprises of a spacious kitchen offering ample room for dining and entertaining and a sitting room which offers a cosy retreat. Upstairs to the first floor there are two well proportioned bedrooms, each enhanced by charming period details that add to the home's unique appeal, with fitted wardrobes to the master bedroom. Also on this floor there is a family bathroom with shower over the bath. To complete the internal accommodation, the second floor hosts a substantial living room spanning the full length of the property, flooded with natural light and packed full of original character features and provides ample living space.

Offered with no onward chain, this exceptional Fustian cottage presents a rare opportunity for discerning buyers seeking a home with both heritage and convenience. With its superb location close to Lymm village, residents can enjoy easy access to boutique shops, acclaimed restaurants, and excellent schools, as well as convenient transport links for commuting and leisure.



# Arley Grove

Lymm

This remarkable property combines the allure of historic craftsmanship with the comforts of modern living, making it an outstanding choice for those looking to embrace an enviable lifestyle in a sought-after setting. Arrange your viewing today to discover the unique charm and quality this stunning Fustian cottage has to offer.

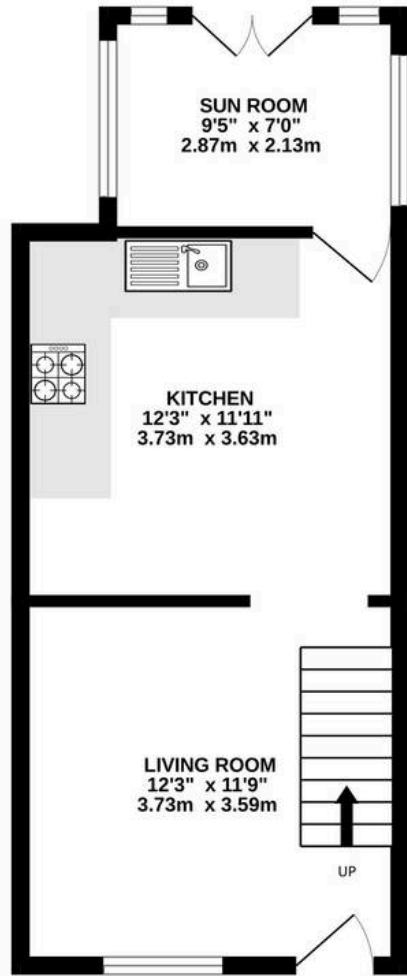
Council Tax Band: C

Tenure: Freehold

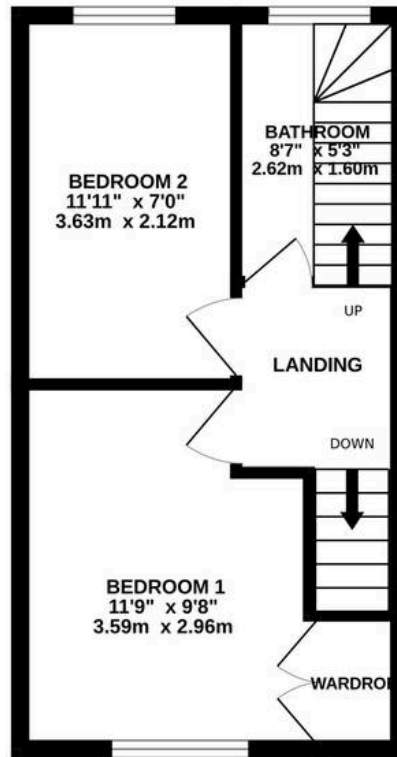
EPC Rating: TBC



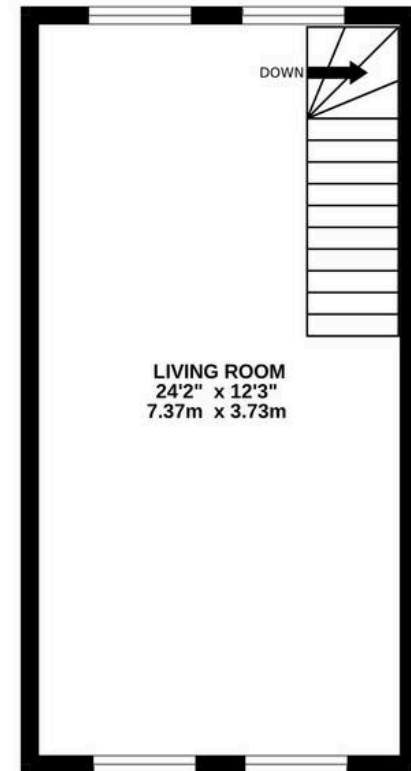
**GROUND FLOOR**  
355 sq.ft. (33.0 sq.m.) approx.



**1ST FLOOR**  
290 sq.ft. (26.9 sq.m.) approx.



**2ND FLOOR**  
296 sq.ft. (27.5 sq.m.) approx.



**TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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