



Statham Close, Lymm

Lymm

Asking Price £395,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

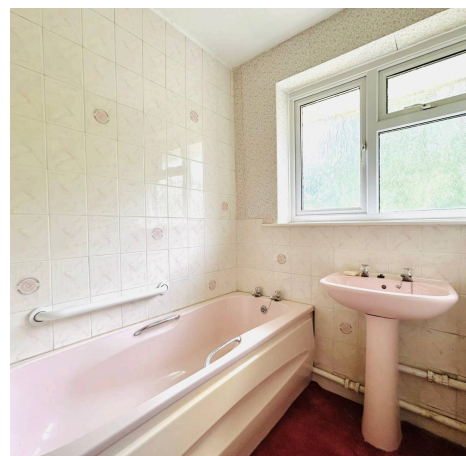
Statham Close

Lymm

Presenting an exceptional opportunity to acquire a spacious three bedroom link-detached property, perfectly positioned on the doorstep of the picturesque Bridgewater Canal and within easy reach of the sought after amenities of Lymm village. This inviting residence is offered with no onward chain and boasts fantastic potential for further development (subject to planning application), allowing you to tailor and expand the home to suit your individual needs and aspirations.

Step inside to discover an impressive open plan kitchen and dining area, designed for everyday living, complemented by a large living room that provides a welcoming space. To the rear, an extended dining room offers versatility and could be utilised as a dedicated office/ workspace.

Each of the three well proportioned bedrooms delivers comfort and flexibility, while the integrated garage and off-road parking ensure practical convenience for modern living. Situated in a quiet cul-de-sac, this home provides a peaceful retreat with minimal passing traffic, making it an ideal setting for families and professionals alike.



18 Statham Close

Lymm

Council Tax band: E

Tenure: Leasehold

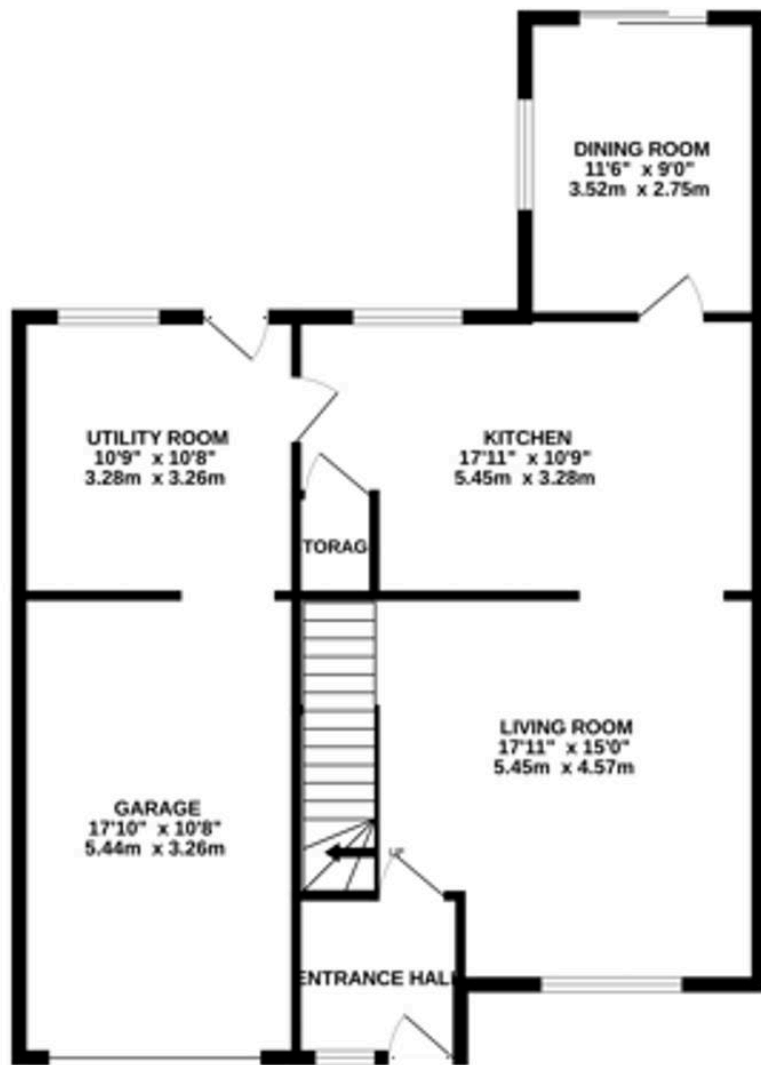
EPC Energy Efficiency Rating: tbc

The spacious private garden further enhances the appeal of this superb property. If you are seeking a project to realise your vision with fantastic potential, this property represents a rare and exciting opportunity in a quiet and desirable settings. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

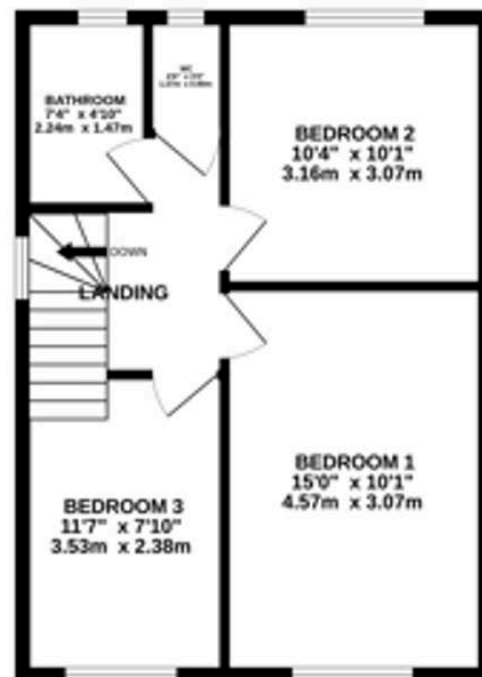
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



GROUND FLOOR
899 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 sq.m.) approx.

While 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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