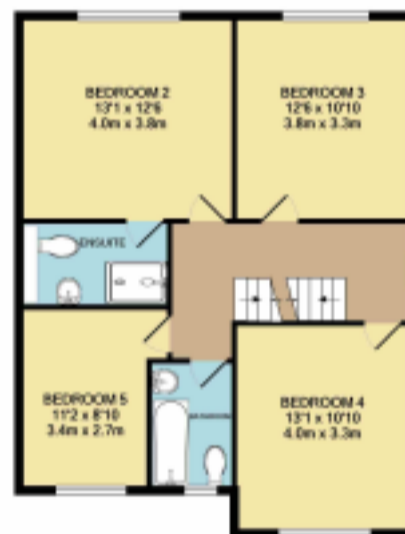
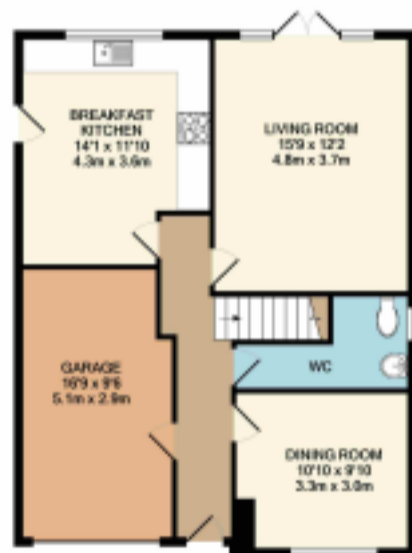




32 GREENWOOD ROAD, LYMM,
CHESHIRE, WA13 0LA

John N
Hilditch & Co



TOTAL APPROX. FLOOR AREA 2521 SQ.FT. (237.7 SQ.M.)
Every effort has been made to ensure the accuracy of the floor plans contained here. Measurements of doors, windows, stairs 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.
Made with Metaplan 02021



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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32 GREENWOOD ROAD LYMM



Set within easy striking distance of Lymm village centre this house, whilst in need of some cosmetic updating, nonetheless offers well planned accommodation spread over three floors.

Briefly the gas centrally heated accommodation comprises a welcoming entrance hall, large principal lounge, breakfast kitchen, dining room and downstairs wc. Whilst at first floor level are four bedrooms one with en-suite facilities and a family bathroom. Completing the accommodation at second floor level is a master bedroom with adjacent en suite all approached via a good sized landing.

This house sits in a smallish plot with ample car parking to the front, offers potential for a 'would be' purchaser to stamp their own identity on an attractive detached dwelling.

Lymm's fashionable village with its range of shops and restaurants lies close at hand, the urban motorway network and International Airport are also on the doorstep. The house sits just a five minute drive from the Bowdon roundabout with access to the M6 and M56, Hale's fashionable village lies within ten to fifteen minutes drive, as does Altrincham with its busy market town centre and Metro system into Manchester.

DIRECTIONS

Proceeding from the Bowdon roundabout, continue for approximately four miles in the direction of Lymm, just before reaching the petrol station on the right hand side turn right into Greenwood Road, where the property will be found on the left.

GROUND FLOOR

ENTRANCE HALL
DOWNSTAIRS WC
KITCHEN 14'1" x 11'10" (4.3 x 3.6)
LOUNGE 15'9" x 12'2" (4.8 x 3.7)
DINING ROOM 10'10" x 9'10" (3.3 x 3)

FIRST FLOOR & LANDING

BEDROOM TWO 13'1" x 12'6" (4 x 3.8)
EN-SUITE
BEDROOM THREE 12'6" x 10'10" (3.8 x 3.3)
BEDROOM FOUR 13'1" x 10'10" (4 x 3.3)
BEDROOM FIVE 11'2" x 8'10" (3.4 x 2.7)
BATHROOM

SECOND FLOOR & LANDING

MASTER BEDROOM 13'1" x 12'6" (4 x 3.8)
EN-SUITE
STORAGE

EXTERNALLY

GARAGE 16'9" x 9'6" (5.1 x 2.9)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

