



# *26 Cherry Lane, Lymm, Cheshire. WA13 0NR.*

## *Guide Price £275,000*

No Chain | Mid-Terraced Cottage | Open-Plan Living | Sought After & Desirable Location | Catchment Area for Local Schools | West Facing rear Garden |





GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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.  
Made with Metaphor (2023)

Perfectly positioned within minimal walking distance to the heart of Lymm Village, we are pleased to present for sale this charming two-bedroom mid-terraced cottage with no onward chain. With its array of conveniences, and easy commute to local outstanding schools, this property is a true gem. This is the perfect property for those seeking their first home or investors alike and viewings are highly advised.

Upon entering this property, is the main hub of the home; an open-plan the living /dining room providing a substantial floor space. The main floor encompasses a cozy lounge featuring laminate wooden flooring and an standout cast iron fireplace, connecting into the dining room area with access into a well-appointed kitchen to the rear with ample cupboard space. Completing this ground floor, you



*Contact your local office  
to arrange a viewing:*

**Padgate:** 01925 479334  
**Great Sankey:** 01925 454300  
**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
**Lettings Head Office:** 01925 873533  
**Financial Services:** 01925 221234

#### Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

#### Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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