




**15 Dyers Close, Lymm, WA13 9QJ**

Offers Over £450,000

 4  2  3

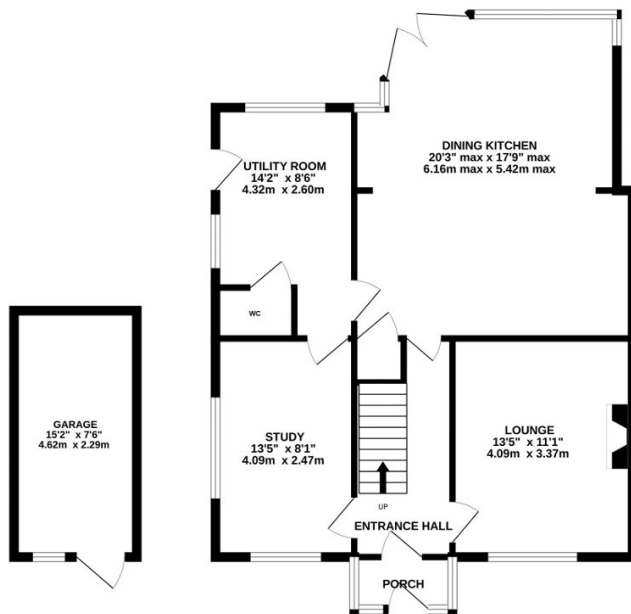


Located close to Lymm village centre and all of its amenities this well presented property home offers spacious accommodation together with a good sized driveway and fully enclosed rear garden. Offering ready to move into accommodation early viewings are highly recommended of this delightful family home. EPC rating D.

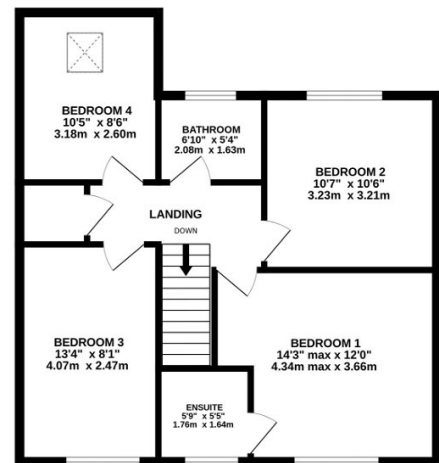
## Key Features

- Beautifully presented four bedroom semi-detached property
- Garage (with no vehicular access)
- Separate utility room/Downstairs WC
- Study
- Three further double bedrooms and separate family bathroom
- Good sized driveway
- Fully enclosed lawned rear garden
- Spacious dining kitchen with french doors giving access onto the garden
- Master bedroom with en suite shower room
- Viewings highly recommended

GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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