



Thompson's  
Estate Agents

High Legh Road  
Lymm WA13 0RT

Offers in Excess of  
**£415,000**



\*\*\*\* Stunning and immaculately presented three bedroom family home with the opportunity to extend further (STPP) overlooking open fields. \*\*\*\* This turnkey property is ready to pick your bags up and move straight into!! Extended to the side providing a spacious open plan kitchen and dining space with bi-folding doors onto the rear garden and a bespoke solid wood kitchen complete with Quartz worktops. A spacious lounge with a wood burner and bespoke fitted alcove storage and shelving. There are three great sized bedrooms with the master bedroom benefiting from fully fitted floor to ceiling wardrobes and a modern three piece bathroom. Outside you will find a large gravel driveway for off road parking for multiple cars and to the rear a spacious and sunny rear garden with Indian stone patio, lawn and raised planters. Viewings are highly recommended and are to be arranged by contacting the office!



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### Entrance Hallway

Composite door to the front, laminate flooring, ceiling spot light, stairs to the first floor with carpet runner.

### Lounge

Laminate flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points, recessed space within the chimney breast for television, wood burner with tiled hearth and wooden mantel

### Kitchen/Diner

Fitted with a bespoke solid wood kitchen with a range wall and base unit cupboards, Quartz worktops, Quartz splashback, large island with waterfall Quartz worktops, breakfast bar with space for four stools and Samsung four ring electric downdraft hob. Sunken sink with Quooker hot water tap, integrated fridge/freezer, Samsung microwave and Samsung electric oven. Laminate flooring, recessed ceiling spot lights, bi-folding doors onto the rear garden, ceiling lantern, two wall mounted anthracite radiators, recessed television wiring/port, plug points. Access into the utility and downstairs W.C.

### Utility room

Laminate flooring, ceiling spot lights, half glass upvc door to the side, wall mounted anthracite radiator, and plug points. Work top counter with space for a washer and a drier, wall mounted combi boiler and access into the downstairs W.C.

### W.C

Tiled flooring and half tiled walls, pedestal W.C and wall hung hand wash basin with chrome waterfall mixer tap. Ceiling spot lights and plug points.

### First Floor Landing

Carpeted flooring, double glazed window to the side, ceiling light point, plug point and access to all rooms.

### Bedroom One

Carpeted flooring, two double glazed windows to the front, ceiling light point, wall mounted radiator, plug points and built in bespoke floor to ceiling fitted wardrobes.

### Bedroom Two

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points. Loft hatch access.

### Bedroom Three

Carpeted flooring, double glazed window to the front, two wall light points, wall mounted column radiator and plug points.

### Family Bathroom

Three piece bathroom suite comprising of a 'P' shaped bath with shower over, recessed shower controls. pedestal W.C and handwash basin. Tiled flooring, tiled wall, ceiling light point, double glazed window to the rear and wall mounted towel radiator.

### Outside

Over looking filed to the front with a large gravel driveway, suitable for off road parking for multiple cars and wooden gate to access the rear garden. To the rear there is a spacious garden with a raised planter with trees featuring uplighters, a lawn and Indian Stone paved path and patio.



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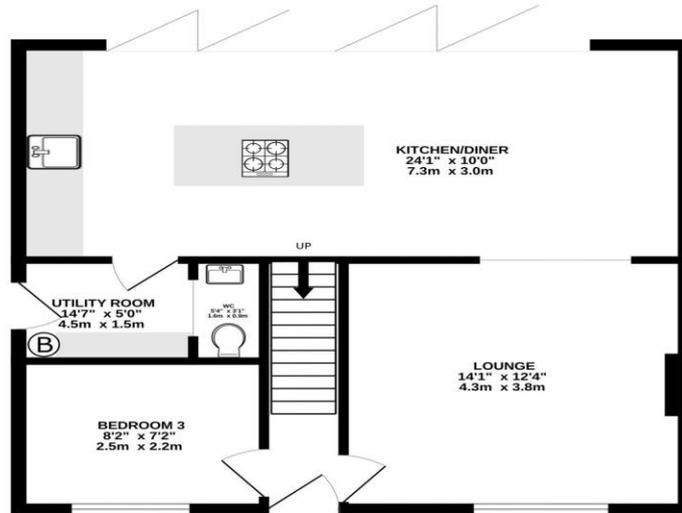
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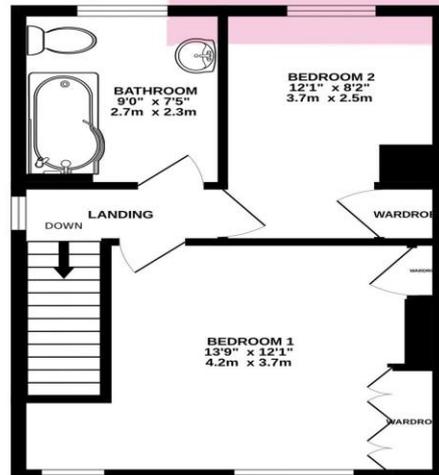
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GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 969sq.ft. (90.0 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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# Energy performance certificate (EPC)

|                                       |                           |   |
|---------------------------------------|---------------------------|---|
| 31 High Legh Road<br>LYMM<br>WA13 0RT | Energy rating<br><b>C</b> | Valid until: <b>4 December 2034</b>                 |
|                                       |                           | Certificate number: <b>0648-3944-6202-9564-3200</b> |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 90 square metres    |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 85 <b>B</b> |
| 69-80 | <b>C</b>      | 74 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |