





## 3 Manor Gardens Manor Road

Lymm

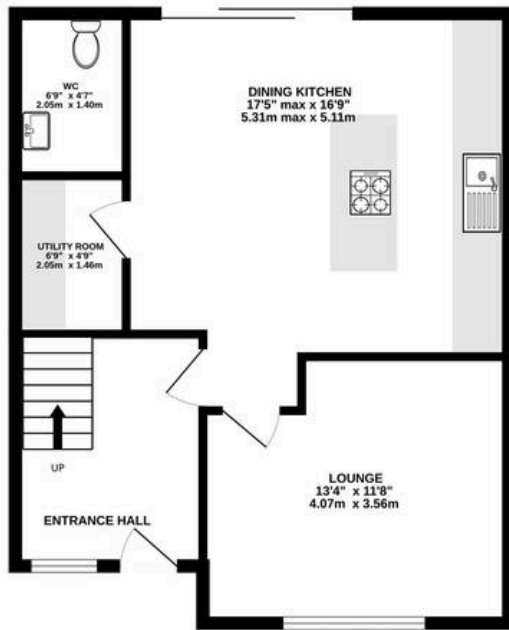
Council Tax band: TBD

Tenure: Freehold

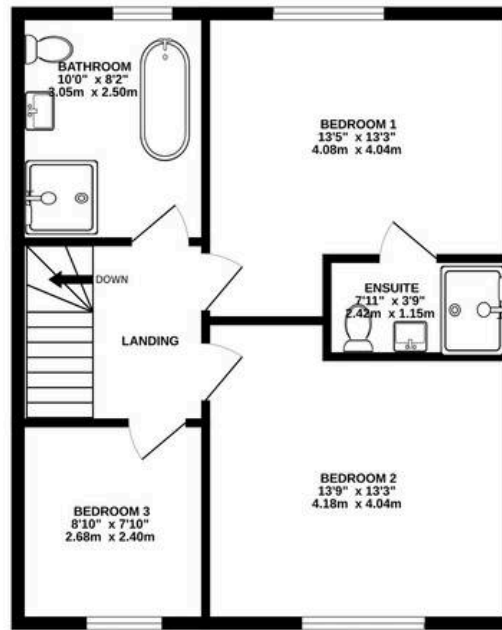
- Excellent location on the outskirts of Lymm village and within easy reach of Lymm High School
- High specification interiors including Siematic kitchens and designer sanitary ware
- Block paved driveways providing ample off-road parking
- Landscaped gardens including Indian stone flagged patios
- 10 year new build warranty
- Underfloor heating
- Integrated Neff kitchen appliances and floor coverings included
- Quartz kitchen work surfaces
- EV charging points
- Small, select development of only four attractive semi-detached houses nearing completion



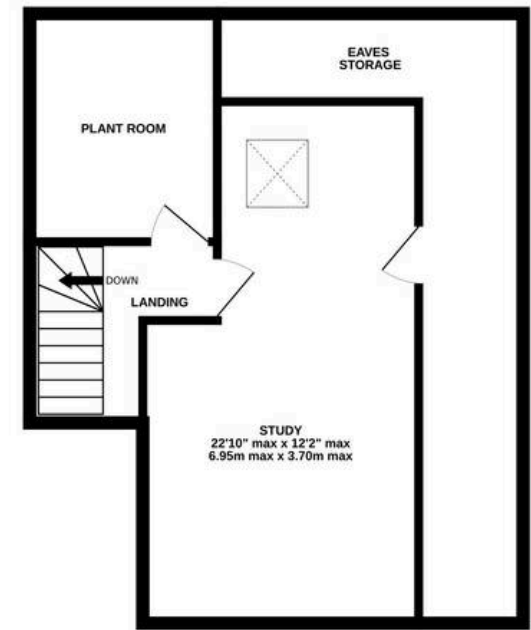
GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

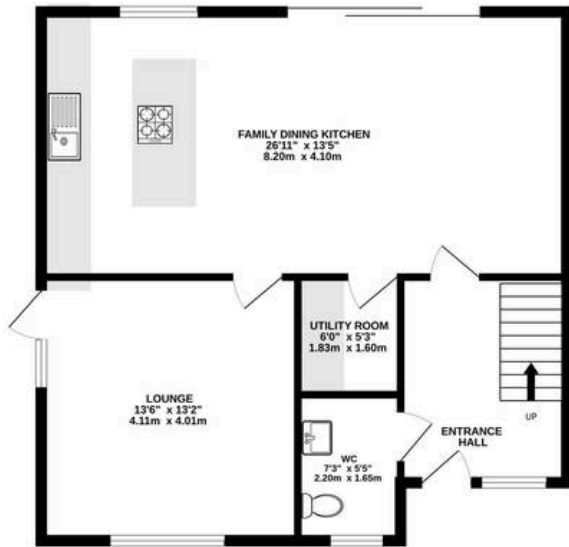


TOTAL FLOOR AREA : 1672 sq.ft. (155.3 sq.m.) approx.

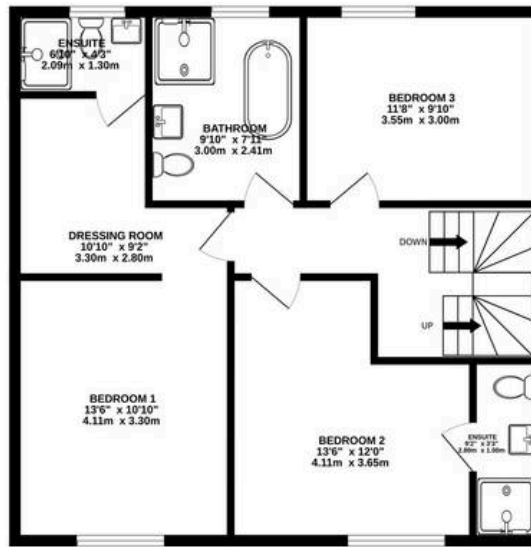
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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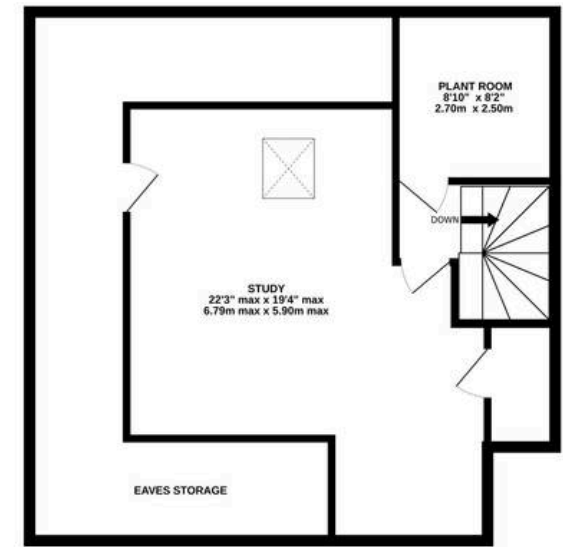
GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



2ND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.

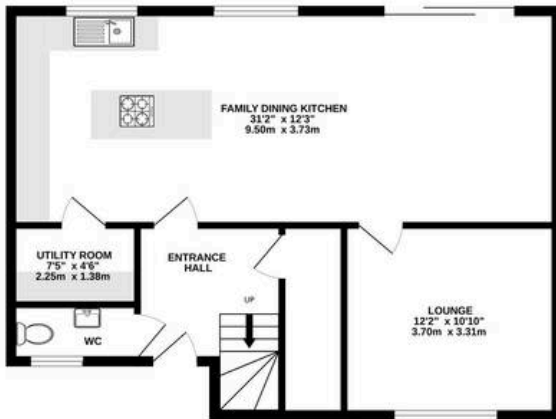


TOTAL FLOOR AREA : 2145 sq.ft. (199.3 sq.m.) approx.

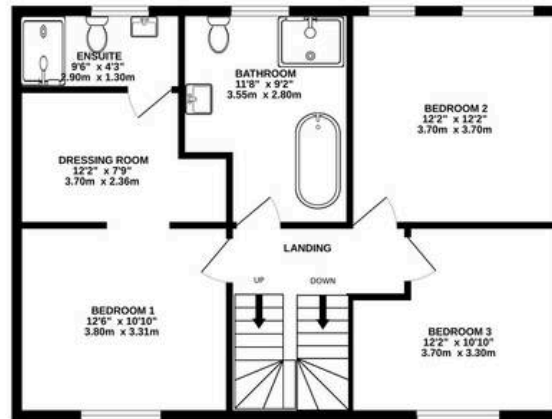
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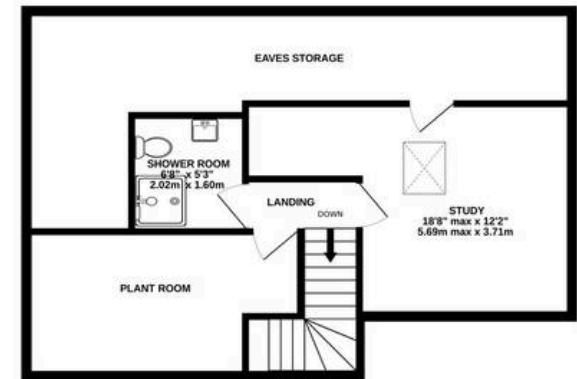
GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

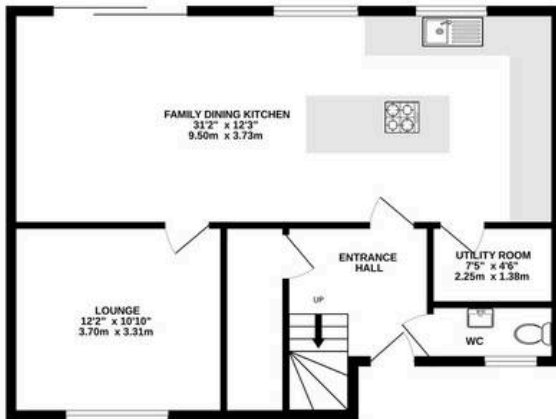


TOTAL FLOOR AREA : 2013 sq.ft. (187.0 sq.m.) approx.

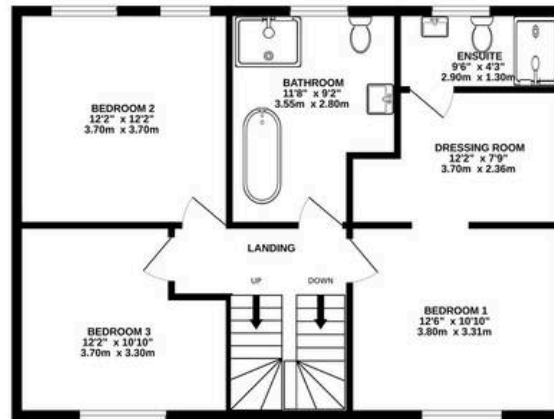
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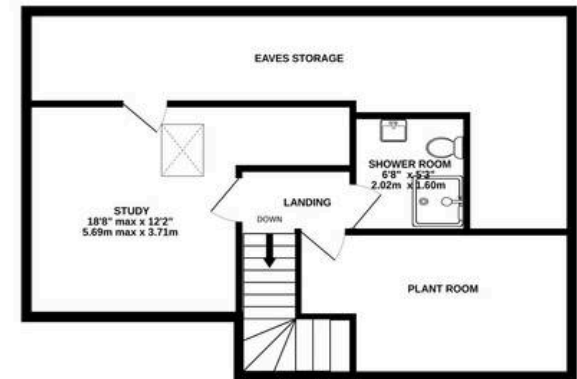
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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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