



- Spacious & Modern Mews
- Dining Kitchen
- Downstairs W/C
- Bathroom with Separate Shower Cubicle
- Unfurnished
- Large Lounge
- Utility Room
- Three Bedrooms
- Gardens Front & Rear
- Available 11/04/2026

**£1,350 PCM**



Nestled in the charming village of Lymm, Thornley Road presents an exquisite opportunity to acquire a delightful mews house. This property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is perfect for family gatherings or quiet evenings in.

With three generously sized bedrooms, this residence offers comfortable living for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience and privacy, catering to the needs of modern living.

The mews style of the house adds a unique character, blending traditional charm with contemporary comforts. Lymm is renowned for its picturesque surroundings, with scenic walks and local amenities just a stone's throw away. This property is not only a home but a lifestyle choice, offering a peaceful retreat while remaining well-connected to nearby towns and cities.

In summary, this mews house on Thornley Road is a splendid opportunity for anyone looking to settle in a vibrant community, combining comfort, style, and convenience in one attractive package.

Lymm village centre offers a selection of local shopping facilities including a small Sainsbury's supermarket, together with various restaurants, banks and a Post Office. A local open market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington and Manchester are readily accessible, together with access to the M6/M56 motorway network and subsequently to Manchester Airport, which is only 15 minutes away by car.

#### **Entrance Hall**

Spacious entrance hall with alarm control panel, window looking to the front of the property, central heating radiator, staircase to first floor, laminated flooring.

#### **Lounge**

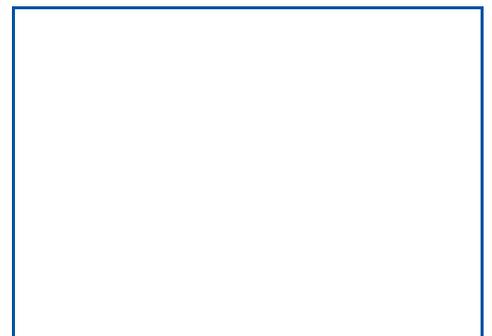
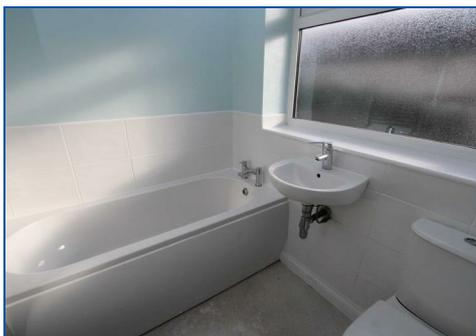
14'6" x 11'3" (4.42 x 3.43)

Good sized lounge with UPVC double glazed window looking to the front and side of the property, laminated flooring, power point and TV/Satellite points, central heating radiator, 2 wall lights, central light point and archway to:

#### **Breakfast Kitchen**

21'3" x 9'5" (6.48 x 2.87)

A beautiful fitted kitchen with granite effect work surfaces with ample storage cupboards beneath and matching eye level storage units, integrated fridge, freezer, dishwasher, double oven, 4 ring electric hob and extractor fan above. Two windows looking to the rear garden, tiled floor, 9 inset spotlights, central heating radiator, ample dining area, door to hallway and archway to:





### Utility Room

9'0" x 7'4" (2.74 x 2.24)

Tiled floor and a continuation of work surfaces and storage units running on both sides, stable door opening to rear garden, alarm control panel, central heating radiator, power points, 4 inset spotlights and door to:

### Downstairs W/C

7'6" x 5'8" (2.29 x 1.73)

Tiled floor, low level w/c, pedestal wash hand basin, window with obscure glazing looking to the rear, 2 inset spotlights, Valiant combination boiler, extractor fan and central heating radiator.

### First Floor Landing

L shaped landing with loft access, built in storage cupboards, light point and doors to:

### Bedroom 1

12'8" x 8'4" (3.86 x 2.54)

Double bedroom with window looking to rear of property, power points, central heating radiator, TV aerial point, built in wardrobe and light point.

### Bedroom 2

10'7" x 9'1" (3.23 x 2.77)

Second double bedroom with window to the front and side of the property, power points and TV aerial point. Central heating radiator, built in wardrobes and central light point.

### Bedroom 3

10'0" x 8'0" (3.05 x 2.44)

Good sized third bedroom, TV and power points, central heating radiator, window looking to the front of the property, built in wardrobes and light point

### Bathroom

Newly fitted bathroom with panel bath, separate shower cubicle, pedestal wash hand basin, low level W/C, vinyl flooring, heated towel rail, half tiled walls, shaver point, light point and window with obscure glazing.

### Outside

Front:

The property has off road parking for several cars and flagged pathway leading up to the front door, the garden is laid to lawn and access can be gained to the rear through a timber gate.

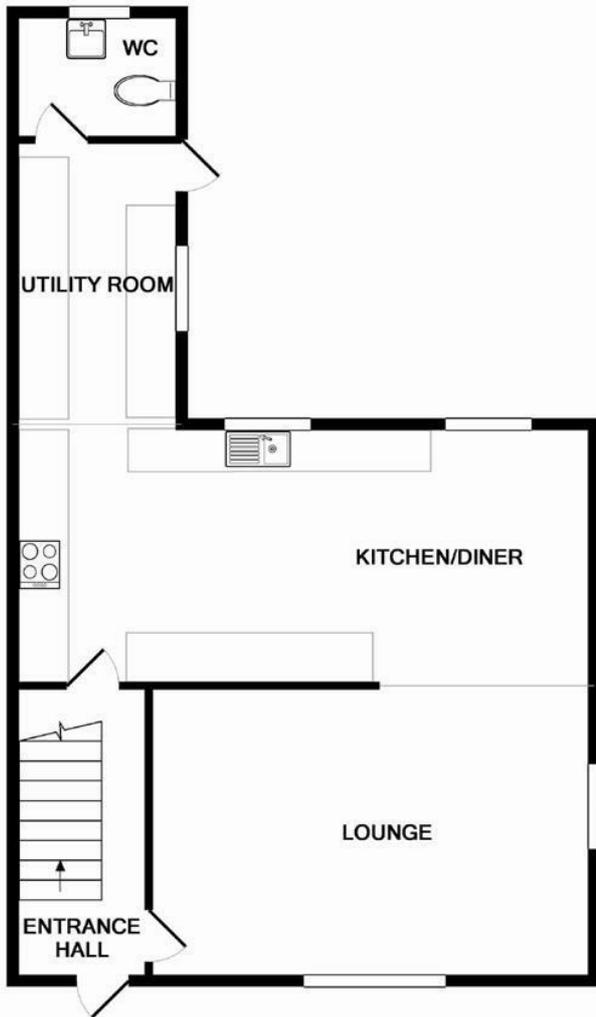
Rear:

Behind the house is a flagged patio area with garden beyond laid to lawn, timber fencing and timber shed.

### Viewings

Viewings strictly by appointment through the selling agent Ridgeway Residential Estate Agents 01925 756931.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	