



Dane Bank Road, Lymm Warrington, Cheshire



Offers Over
£450,000



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- The Old Police Station
- Three Bedrooms
- Lymm Village
- No Onward Chain
- Exciting Project
- Detached Property
- Freehold Title
- Private Road
- Ample Potential
- Canal Walks

INTERNAL

Access this charming, detached property with a unique past as a police station. The exterior showcases brick walls and a lush front garden. Enter through a spacious hall into a cosy living room filled with natural light and views of the rear garden. The kitchen and dining area seamlessly blend, with access to a utility room and downstairs WC. Upstairs, the master bedroom offers tranquillity, accompanied by two further bedrooms and a family bathroom. Additionally, what once served as the police station includes two further versatile spaces a kitchen, WC and a garage.

This home provides ample opportunity for a modernisation project, presenting endless possibilities and a chance to own a piece of Lymm history.

GARDEN

The rear garden of this unique home boasts a lush, well-maintained lawn, enveloped by mature hedges that provide a private and secluded oasis. It's the perfect spot to unwind, bask in the summer sun, or host family gatherings. At the front of the property, a spacious driveway accommodates multiple cars, ensuring convenience for residents and guests alike.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION

Lymm is an attractive and sought-after location, thanks to its quaint village feel and rural setting. The area boasts a range of walks including those around Lymm Dam and on the banks of the Manchester Ship Canal. It is an ideal location for families, boasting some of the regions most-highly regarded schools. The village itself is a designated conservation area with an impressive range of historic buildings. Residents in the area benefit from the excellent range of shops, coffee houses and cosy pubs in the village. It is also ideally located close to the M6, making it perfect for commuters.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: E

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.
Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

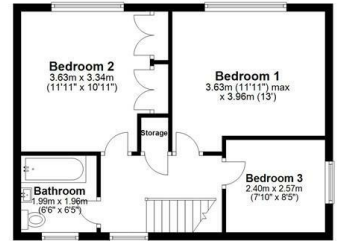


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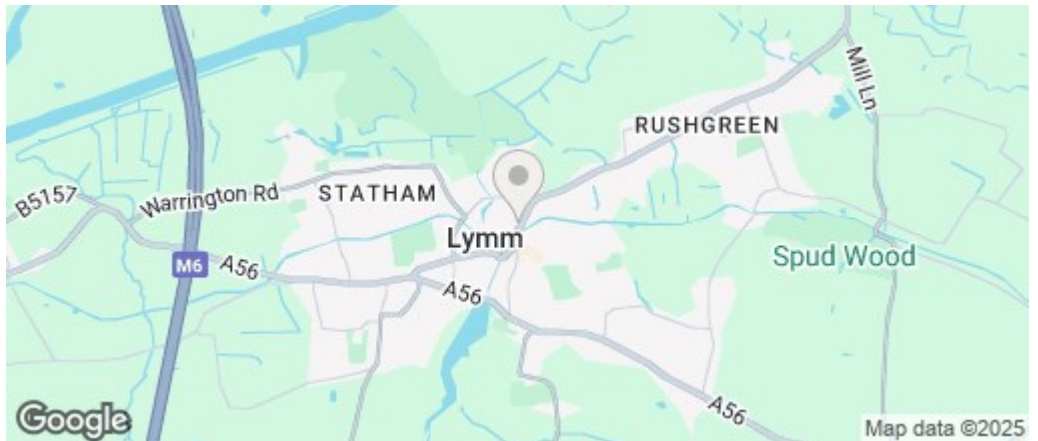
Ground Floor
Approx. 98.2 sq. metres (1056.8 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.6 sq. feet)



Total area: approx. 143.2 sq. metres (1541.4 sq. feet)



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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