

# For Sale

Upon instructions from the Joint Liquidators

**LANDWOOD  
GROUP**



**223 HIGHER LANE, LYMM, CHESHIRE WA13 0NR**

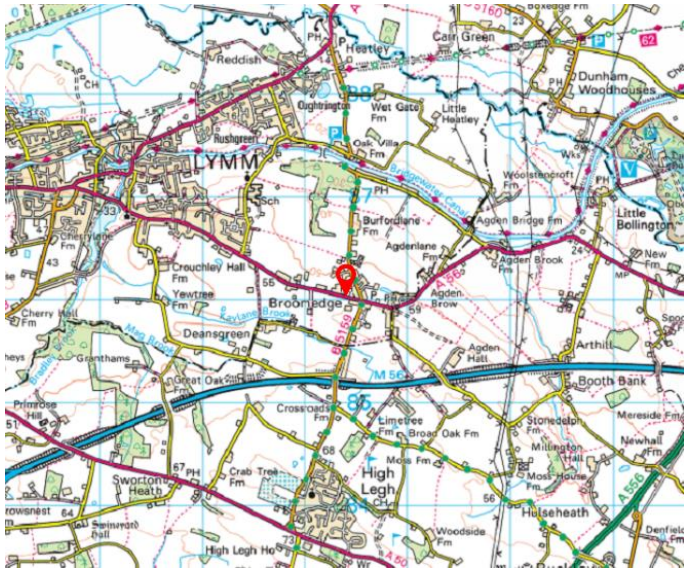
- Detached single storey property set within circa 1.3 acres
- 281sq.m (3,020 sq. ft) with the potential to extend (STP)
- 5 Bedrooms
- Located on a sought after road on the outskirts of Lymm Village
- Easy reach of the M56 and wider motorway network
- Within 5 miles from Hale railway station

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## **CONTACTS**

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## Location

Lymm is a picturesque village in the heart of Cheshire. It is conveniently located approximately 4 miles east of Warrington and 11 miles southwest of Manchester, with east access to both the M6 and M56 motorways.

The property is positioned on Higher Lane (A56), within Broomedge which has local facilities including a post office, convenience store and public house. The centre of Lymm is within 1.25 miles, offering a range of pubs, bars, coffee houses and restaurants catering for all tastes.

## Description

The property comprises a large, detached bungalow with a double garage. It has a gated entrance that leads to a large driveway and gardens to the front, side, and rear. It occupies a large plot which extends to circa 1.31 acres in total.

The property is of traditional brick construction with timber framed windows, all set beneath a pitched tiled roof.

Internally, the property provides five bedrooms, together with a kitchen, lounge/dining room, second reception room, family bathroom and two utility rooms plus two shower rooms,

The property is dated and an ideal opportunity for a buyer to modernise and put their own stamp on it and subject to obtaining the necessary consents they may consider extending or rebuilding to take advantage of the fantastic plot.

Externally, there are gardens to the front rear and side of the property.

## Tenure Information

The property is held by way of a freehold title, under title number CH155353.

## Accommodation

Entrance Porch	
Reception Room:	3.76m x 7.55m (12'4" x 24'9")
Lounge/Diner:	10.63m x 4.37m (34'11" x 14'4")
Kitchen:	5.35m x 4.09m (17'7" x 13'5")
Utility 1:	2.33m x 2.62m (7'8" x 8'7")
Utility 2:	1.84m x 1.93m (6'0" x 6'4")
Shower Rooms(x2)	
Family Bathroom	
Master Bedroom:	5.98m x 2.88m (19'7" x 9'5")
Bedroom 2:	4.62m x 7.67m (15'2" x 25'2")
Bedroom 3:	4.45m x 3.57m (14'7" x 11'9")
Bedroom 4:	3.48m x 4.37m (11'5" x 14'4")
Bedroom 5:	3.20m x 3.24m (10'6" x 10'8")
Garages(x2)	

## EPC

Energy Asset rating is TBC.

## Council Tax

Band G – Annual Charge for 2023/2024 will be £3,477.30.

## Price

Offers in the region of £1,000,000.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

Strictly by appointment.

## Virtual Tour

<https://www.madesnappy.co.uk/tour/1g470ge5a8>





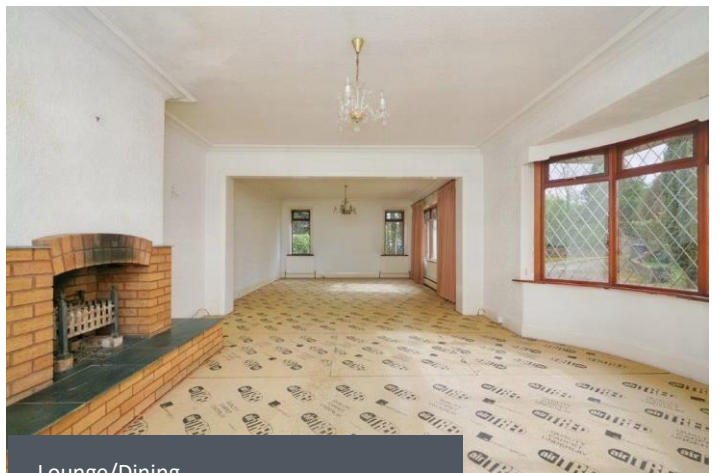
Rear Elevation



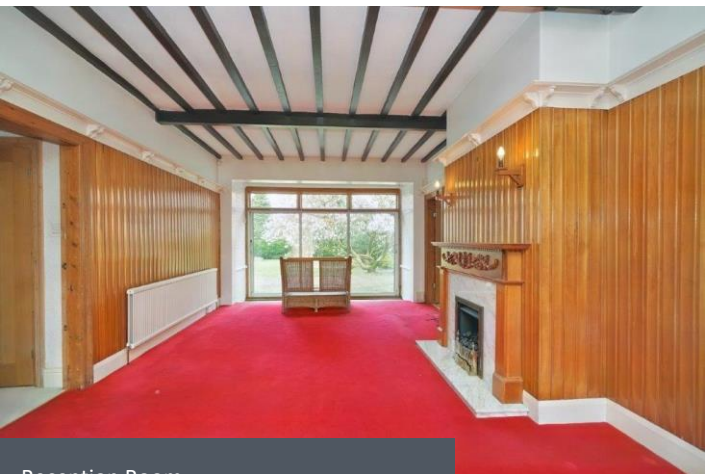
Rear Garden



Kitchen



Lounge/Dining



Reception Room



Example Bedroom