# For Sale

Upon instructions from the Joint Liquidators

# LANDWOOD GROUP



# 223 HIGHER LANE, LYMM, CHESHIRE WA13 ONR

- 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

Landwood Group,

77 Deansgate Lancaster Buildings Manchester M2 3BW

T: 0161 967 0122 W: www.landwoodgroup.com

## **CONTACTS**

James Ashworth 0161 967 0122 E: James.ashworth@landwoodgroup.com

www.landwoodgroup.com



#### 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.

ANDWOOD

#### 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 £925,000.

#### **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

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely in owarranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

# LANDWOOD GROUP



# LANDWOOD GROUP











