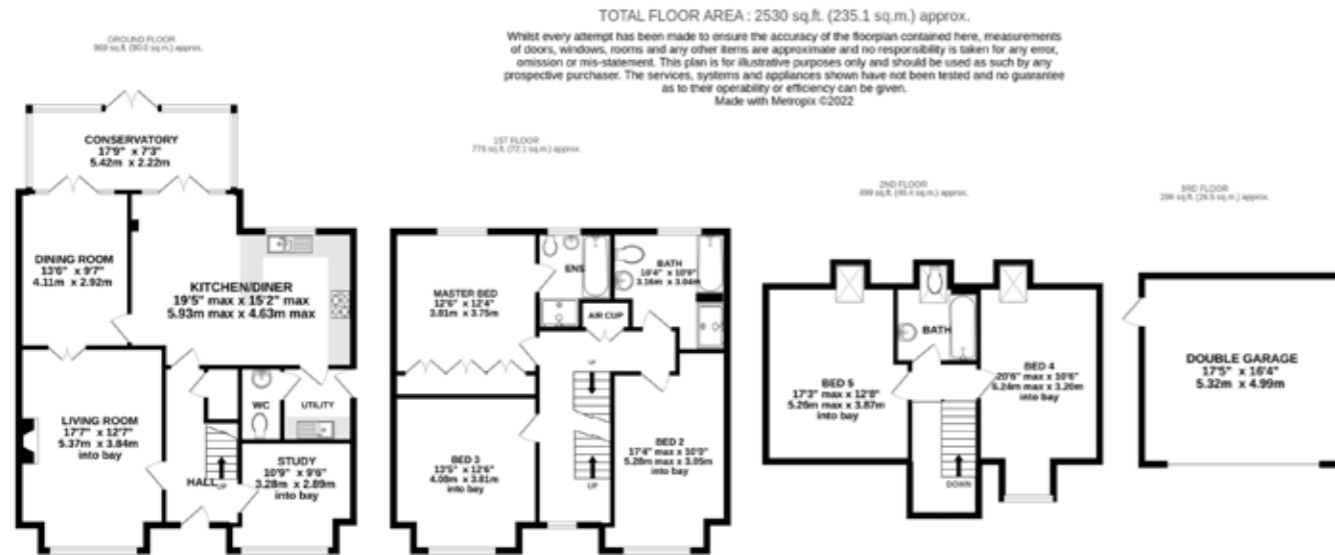


61 SANDMOOR PLACE
Lymm
OFFERS OVER
£686,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Lymm
6, The Cross, LYMM WA13 0HP
01925 758 345 lymm@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

An executive modern five double bedroom detached house with two ensuites and conservatory. Well situated on this popular development.

- Executive detached residence on popular development
- Five double bedrooms and 3 bathrooms
- Close by to schools and short walk to the village
- Two reception rooms plus conservatory

- Kitchen / diner, separate utility room and ground floor WC
- Front garden and enclosed rear garden
- Detached double garage with off road parking

**OFFERS OVER
£686,000**

61 SANDMOOR PLACE

L y m m



DESCRIPTION

Forming part of the popular Seasons development, this substantial double fronted modern detached house was built in by Taylor Wimpey to "The Alderley" style, one of the largest styles on the development. The property is particularly well situated on the development having a westerly facing rear garden and benefitting from a conservatory and an additional small garden area behind the garage (Ideal for a hot tub!). The Seasons is a popular development with Lymm village and Lymm High School both within walking distance. Internal viewing is essential to appreciate this lovely, stylish family home.

LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day.

Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

DIRECTIONS
SAT NAV WA13 OLQ

TENURE

Leasehold, Ground rent £350 pa. Service charge £150 pa. Subject to verification by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- G

VIEWING

Strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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