

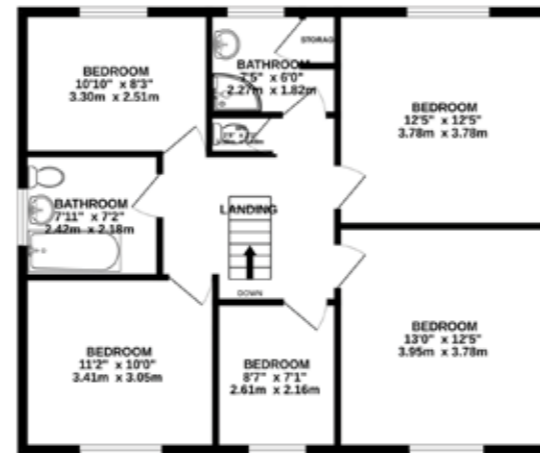
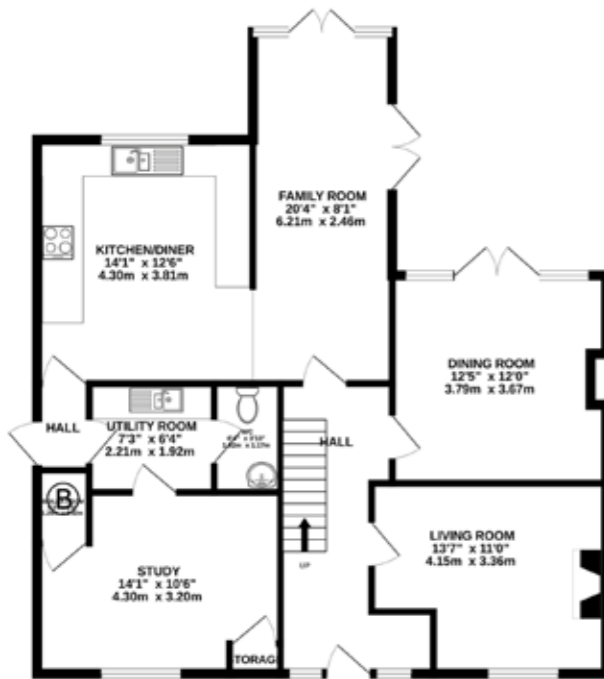
68 LONGBUTT LANE

Lymm

£650,000

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE AREAS LEADING ESTATE AGENCY

Lymm

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GASCOIGNE HALMAN

A much extended family home occupying a super elevated location overlooking open countryside with distant views, a generous south facing garden and within a short walk of Lymm High, Ravenbank Primary and the village.

- Excellent family home perfectly located for busy living
- Much sought after and convenient position within an easy walk of the village, Ravensbank Primary and Lymm High Schools
- Lovely elevated plot overlooking open countryside with distant views

- South facing generous gardens with patio
- Five bedrooms and two bathrooms
- Four reception rooms and ample off road parking

£650,000

68 LONGBUTT LANE

L y m m



Longbutt Lane is a much sought after and convenient position favoured by families given it's within an easy walk of Ravensbank Primary School, Lymm High and the village centre. Standing elevated from the lane and flanked by gardens and a drive, there are wonderful views over open countryside. To the rear there are generous gardens which have a southerly aspect along with a full width patio. Since original countryside the house has been extended by way of a double storey extension to the gable end and single storey extension to the rear. The floor plan now offers excellent family accommodation and to the ground floor four reception rooms, a breakfast kitchen, utility room and cloakroom/WC. To the first floor there are

now five bedrooms and two bathrooms, with white fittings, along with a separate useful WC. We believe there is still great potential to extend further and/or remodel by opening up the accommodation across the back of the house, subject to the relevant planning permissions being obtained.

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 0QX

TENURE

Freehold
SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- F

VIEWING

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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