



**GASCOIGNE  
HALMAN**

EAGLE BROW, LYMM

THE AREAS LEADING ESTATE AGENT

| £280,000

A lovely period cottage forming the end of a row of beautiful housing in the very heart of the village. NO CHAIN.

Elevated from the road this charming cottage lies in the very heart of the village and forms the end of a row of some beautiful housing. With a Georgian-style exterior the cottage has allocated parking to the front for one vehicle and to the rear there is a small low-maintenance courtyard, large enough for a BBQ and seating.

The accommodation is in generally good order and perfect for a first time buyer, professional couple, downsizer or buy to let investor and is available with immediate vacant possession and no onward chain.

### LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham

interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

### DIRECTIONS

SAT NAV WA13 0LY

### TENURE

Freehold

### LOCAL AUTHORITY

Warrington Borough Council. Tax Band:- D

### ENERGY PERFORMANCE RATING

EPC RATING:- D

### VIEWING

Viewing strictly by appointment through the Agents.

### 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.

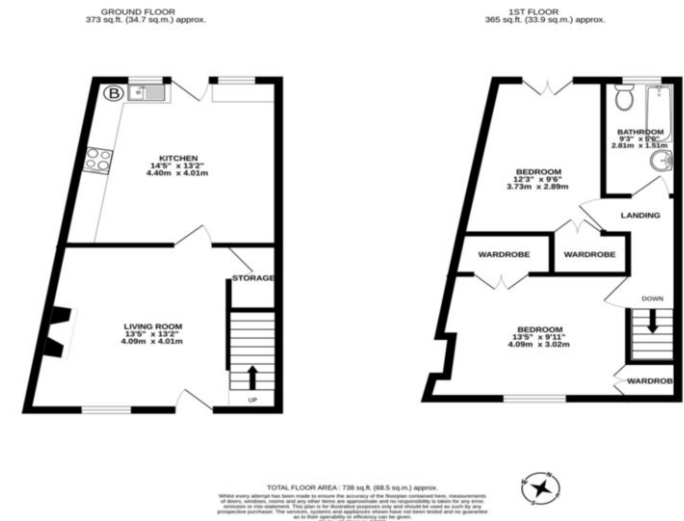
### LYMM OFFICE

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