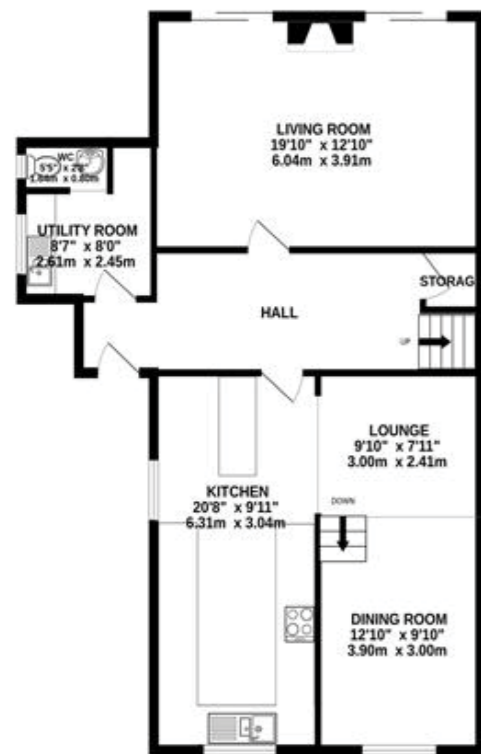


3 DOMVILLE CLOSE

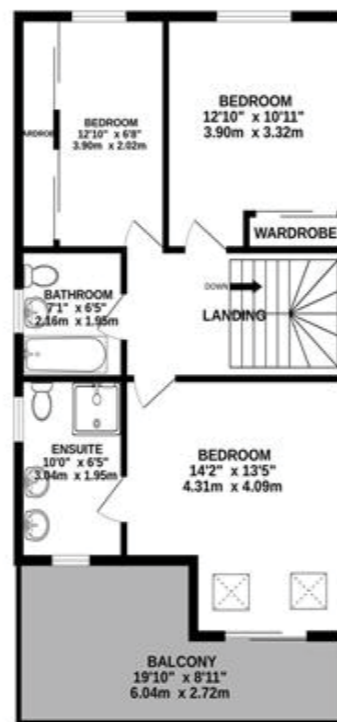
Lymm

£495,000

GROUND FLOOR
959 sq ft. (88.7 sq.m.) approx.



1ST FLOOR
629 sq ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq ft. (147.2 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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gascoignehalman.co.uk



GASCOIGNE HALMAN

A stylish property perfectly located on a quiet backwater yet in the very heart of the village.

- Excellent central village location
- A quiet cul-de-sac of just a handful of stylish properties
- Established surroundings with open aspect

- Three bedrooms and two bathrooms (one en-suite) and stunning balcony
- Private, westerly, walled, courtyard gardens with summerhouse
- Double width, landscaped driveway

£495,000

3 DOMVILLE CLOSE

L y m m



Situated just off Pepper Street, Domville Close is a small cul-de-sac of a handful of stylish mews homes which have a pleasant outlook and flanked by established trees, yet conveniently located just a moments walk from the village centre. A wide double driveway provides for ample parking and to the rear there is a private walled courtyard gardens which has the benefit of a private westerly aspect.

Internally the accommodation has been more recently refurbished to a good standard throughout with modern fixtures and fittings. Where there was once an integral garage there has been a clever conversion of that space to provide a very useful and open plan living/dining

area to the kitchen. In addition a small extension provides a cloakroom/WC and a utility room. There is a more formal sitting room to the rear with doors onto the gardens. At first floor level there are three bedrooms, one presently used as a dressing room and two bathrooms, one en-suite. The principal bedroom, which has also been extended, has a stunning balcony which enjoys the morning sun, ideal for a breakfast coffee!

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 0JR

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 Band E

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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