



**GASCOIGNE
HALMAN**

MASSEY BROOK LANE, LYMM, EPC RATING:- C /
COUNCIL TAX BAND:- B

THE AREAS LEADING ESTATE AGENT

| EPC: D / COUNCIL TAX BAND:- B | OFFERS OVER £350,000

Nestled in long private gardens which adjoin the Bridgewater Canal and overlooking open countryside to the front, a lovely semi-detached cottage in super condition. Gated drive and garage.

Situated on a lovely and highly desirable lane on the edge of the village overlooking open countryside to the front and long private gardens which adjoin the Bridgewater Canal to the rear lies Lantern Cottage. A delightful semi-detached county cottage understood to have been constructed in 1870 more latterly extended by our vendor clients in 2018. Now with white rendered elevations under a hipped and pitched slate roof the cottage occupies a lovely position amongst private gardens, gated parking and a garage.

Internally the contemporary accommodation is fashionably decorated throughout and features a white high gloss kitchen with integrated appliances and a crisp white bathroom to the first floor.

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 0PN

FREEHOLD

LYMM OFFICE

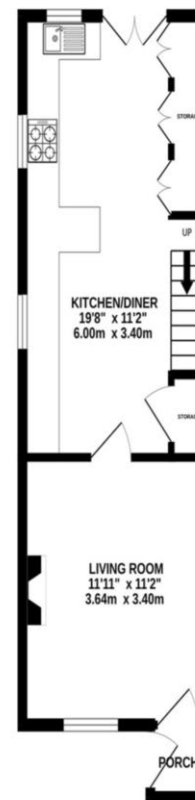
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GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
While 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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