



**GASCOIGNE
HALMAN**

1 HIGHFIELD ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £360,000

A traditional bay fronted home located on a popular and convenient road within a short walk of the village and Cherry Tree Primary School.

Constructed in 1939 to a most attractive, bay fronted style and design of red brick elevations under a tiled roof, this family home lies at the beginning of Highfield road, a much sought after and convenient location. It stands elevated from the road flanked by a hedged garden flagged for ease of maintenance and a drive providing off road parking with access to the garage. To the rear there is very generous lawned garden, greenhouse and two sheds.

Whilst well maintained over the years the house now requires a scheme of straight forward general modernisation and is available with immediate vacant possession.

We believe there is huge potential to extend to the gable end and rear elevations, subject to planning permission which would then provide modern, open plan family accommodation in a highly desirable location.

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.

AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

DIRECTIONS

SAT NAV WA13 0DS

ATTRACTIVE BAY FRONTED SEMI DETACHED FAMILY HOME

VERY GENEROUS GARDEN PLOT WITH GREENHOUSE AND SHED

OFF ROAD PARKING AND GARAGE

FAVoured ROAD WITHIN A SHORT WALK OF THE VILLAGE AND CHERRY TREE PRIMARY SCHOOL

HUGE POTENTIAL TO MODERNISE AND EXTEND SUBJECT TO PP

EARLY VACANT POSSESSION AND NO CHAIN

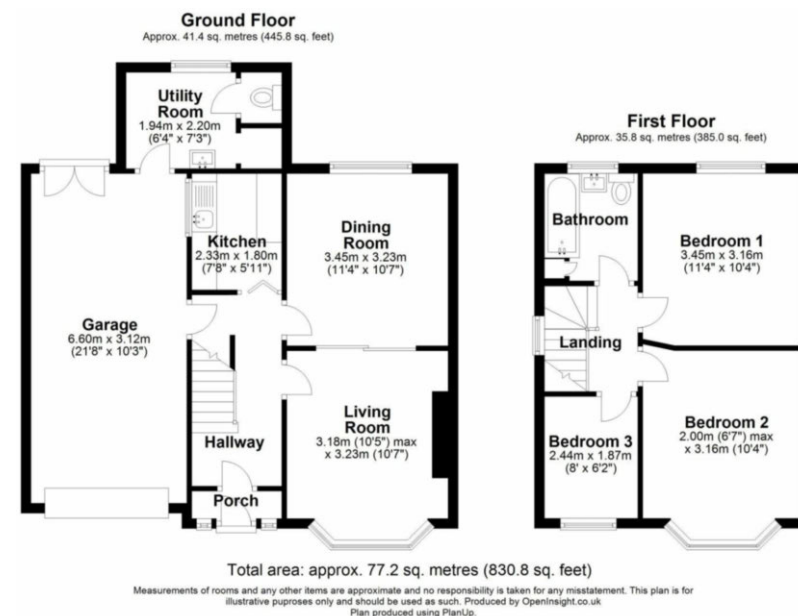
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