



# **GASCOIGNE HALMAN**

12 TOWER LANE, LYMM

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THE AREAS LEADING ESTATE AGENT



## 12 TOWER LANE, LYMM

**Offers Over £650,000**

Occupying a generous plot adjoining open countryside with magnificent views a modern detached bungalow with huge potential to be extended, subject to PP.

MAGNIFICENT OPEN COUNTRYSIDE VIEWS!

GENEROUS PLOT WITH A SOUTHERLY REAR ASPECT

HUGE POTENTIAL TO EXTEND/DEVELOP, SUBJECT TO PP

A HIDDEN CUL-DE-SAC OF JUST A HANDFUL OF INDIVIDUAL HOMES INCLUDING LYMM WATER TOWER

WITHIN A SHORT WALK OF THE VILLAGE AND LYMM DAM

DOUBLE DRIVE AND DOUBLE GARAGE





## DESCRIPTION

Tower Lane is a lovely position for easy access into the village and borders open countryside which this property overlooks. Amongst just a select handful of individual properties including the in-famous Lymm Water Tower this detached bungalow sits in generous private gardens which have a delightful southerly aspect across rolling farmland. A driveway provides off road parking and there is an attached double garage.

Well presented throughout the property is ready to move straight into but it's the huge potential we believe the property affords (subject to the necessary planning permission) given it's plot and neighboring housing which in the main have all been radically altered/developed.

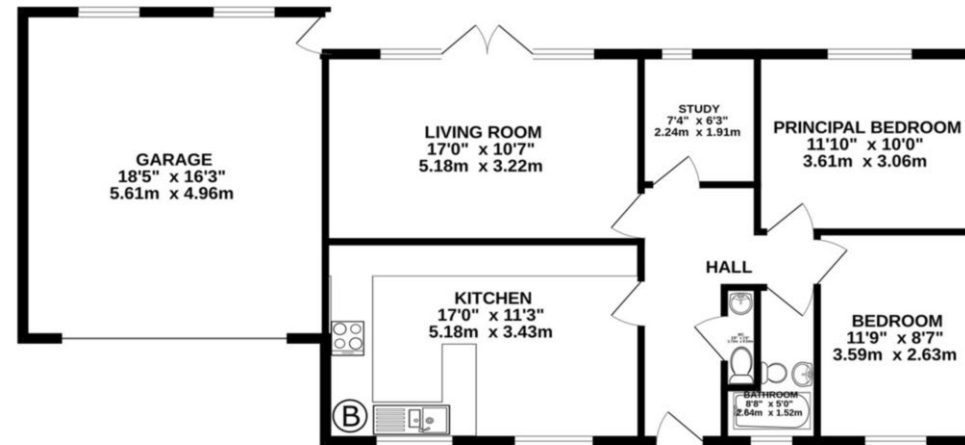
## LOCATION

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 0BD

GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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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