

GASCOIGNE HALMAN

POOL LANE, LYMM





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£495,000

An extremely pretty and characterful home, stylishly extended and refurbished recently to an extremely high standard throughout on the edge of the village yet within easy walking distance.

This most attractive, period semi detached house has undergone a recent comprehensive extension and refurbishment programme. The well proportioned and deceptive accommodation features a superb contemporary open plan living dining kitchen with aluminium Bi-fold doors and stunning roof lantern. The sumptuous kitchen includes an island unit and integrated appliances. There is a utility room with a further appliance and lounge with log burner to the front of the house off the welcoming hallway. To the first floor there are three bedrooms, and two stylish bathrooms (one en-suite with dressing room) with feature freestanding slipper bath tub and separate shower.











To the front of the property there is a driveway for two cars and gated path to side leading to the rear garden which is larger than expected and not directly overlooked. They are landscaped to lawn, patio areas, flower beds and garden shed. Internal viewing is especially recommended to appreciate this stylish contemporary home.

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 Trans Pennine 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 9BJ

ENERGY PERFORMANCE RATING

TENURE

Freehold. Subject to verification by Solicitors.

SERVICES (NOT TESTED)

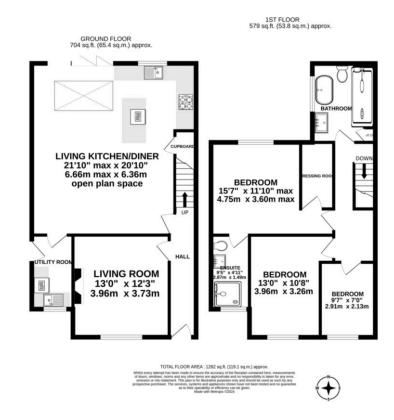
All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- D

VIEWING

Strictly by appointment through the Agents.



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