



**GASCOIGNE  
HALMAN**

POOL LANE, LYMM

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THE AREAS LEADING ESTATE AGENT



## POOL LANE, LYMM

**£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.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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 furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LYMM OFFICE

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