



**GASCOIGNE
HALMAN**

REDDY LANE, MILLINGTON, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



REDDY LANE, MILLINGTON, ALTRINCHAM

£600,000

Steeped in local history this listed building, a former Chapel, has been cleverly converted into a generous and characterful family home which occupies a lovely semi-rural location with open views.

Lovely converted former Old Chapel constructed in 1759

Super semi-rural location almost equidistant between Lymm (4 miles), Altrincham (4 miles) and Knutsford (5.5 miles)

Private and established gardens surround the house with open countryside views

Wide driveway and detached double garage

Four bedrooms and two bathrooms (one en-suite)

Three reception rooms and breakfast kitchen





Understood to have been constructed in 1759 Old Chapel House occupies a lovely position in semi-rural surroundings with super open countryside views. It lies almost equidistant between Lymm, Altrincham and Knutsford and conveniently placed close to local schools, motorway networks and Manchester airport. Formal gardens surround the property and in the main are laid to lawn with established borders and a wide terraced patio overlooking the fields behind. A wide driveway provides plenty of parking and there is a detached double garage.

The accommodation is generally well presented throughout although it's likely that further modernisation and floor changes might be made. The property is available with immediate vacant possession and no onward chain.

DIRECTIONS

SAT NAV - WA14 3RD

LOCATION

Millington is a semi-rural parish about four miles from Lymm which 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.

TENURE

Freehold

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

ENERGY PERFORMANCE RATING

EPC Rating:- F

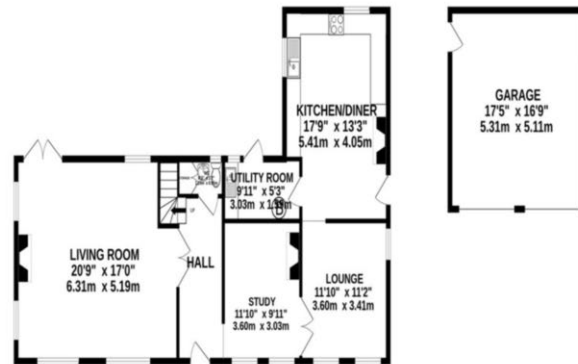
VIEWING

Viewing strictly by appointment through the Agents.

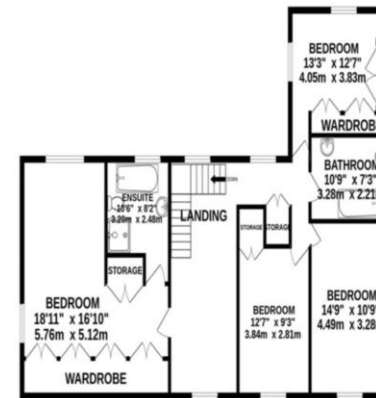
SERVICES (NOT TESTED)

Mains electricity, water and drainage are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 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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