



**GASCOIGNE
HALMAN**

DANE BANK ROAD EAST, LYMM, EPC: E / COUNCIL
TAX BAND: D

THE AREAS LEADING ESTATE AGENT

| OFFERS AROUND £400,000

Occupying a private corner plot this bungalow is perfectly located for Lymm life being within just a few minutes walk of the village centre.

Situated literally on the doorstep of the village centre just over Lymm bridge lies this semi-detached bungalow which occupies a private corner plot. Lawned gardens lie to three side of the property enclosed by mature hedging and as they are also elevated provide a high degree of privacy with a south westerly aspect. A driveway off the adjacent road, Dane Bank Road, provides off road parking and a detached garage.

The property is well presented albeit "of a time" so now requires a scheme of straight forward modernisation. We also believe there is huge potential to extend and perhaps convert the roof space which we note neighboring properties have done, subject to the necessary planning permissions being granted.

DIRECTIONS

SAT NAV WA13 9DW

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.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band: D

ENERGY PERFORMANCE RATING

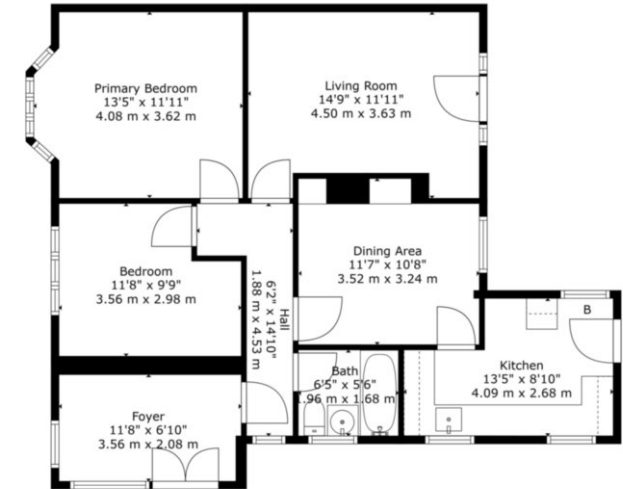
EPC RATING: E

VIEWING

Viewing strictly by appointment through the Agents.

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.



TOTAL: 847 sq. ft. 79 m²
FLOOR 1: 847 sq. ft. 79 m²
Measurements Are Calculated By Colson Technology. Deemed Highly Reliable But Not Guaranteed.

LYMM OFFICE

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**GASCOIGNE
HALMAN**

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