



**GASCOIGNE  
HALMAN**

WHITESANDS ROAD, LYMM, EPC: D / TAX BAND: D

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THE AREAS LEADING ESTATE AGENT

| £335,000

A traditional semi detached family home extended to the side and rear occupying a popular and convenient position within the village now requiring general modernisation. NO CHAIN.

Constructed to a traditional style and design this post war semi detached family home has been extended by a two storey gable end extension and a single storey extension to the rear. Gardens lie to the front and rear, the latter enclosed and there is driveway parking, an integral garage and a detached garage in the back garden ideal as a workshop.

Whilst presented in good order the accommodation now requires a scheme of straight forward modernisation to ones own personal taste although perfectly habitable as is.

### DIRECTIONS

SAT NAV WA13 9LJ

### 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

TBC

### LOCAL AUTHORITY

Warrington Borough Council. Tax Band:- D

### VIEWING

Viewing strictly by appointment through the Agents.

### AGENTS NOTE

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales.

### ENERGY PERFORMANCE RATING

EPC RATING: D

### LYMM OFFICE

01925 758345

lymm@gascoignealman.co.uk

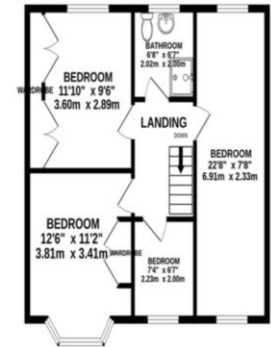
6 The Cross, Lymm, Cheshire WA13 0HP

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GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 descriptive purposes only and should be used for each 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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