



**GASCOIGNE
HALMAN**

REDDISH LANE, LYMM

THE AREAS LEADING ESTATE AGENT

| £325,000

A well presented semi detached house with superb contemporary conservatory.

This modern semi detached property has been extended and undergone a full refurbishment carried out by the owner. There is a hallway with stairs to first floor, ground floor WC, fitted modern breakfast kitchen with built-in and integral appliances. There is a separate lounge and the contemporary conservatory is a superb addition to the ground floor living space with vaulted ceiling incorporating Velux windows. There are two bedrooms and modern bathroom to the first floor. Externally there is hard standing drive to the side for small vehicle and enclosed rear garden which is paved for ease of maintenance. Internal viewing is especially recommended to appreciate this stylish home.

DIRECTIONS

SAT NAV WA13 9RU

LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together

with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Council Tax Band:- C

ENERGY PERFORMANCE RATING

EPC RATING:- C

VIEWING

Strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LYMM OFFICE

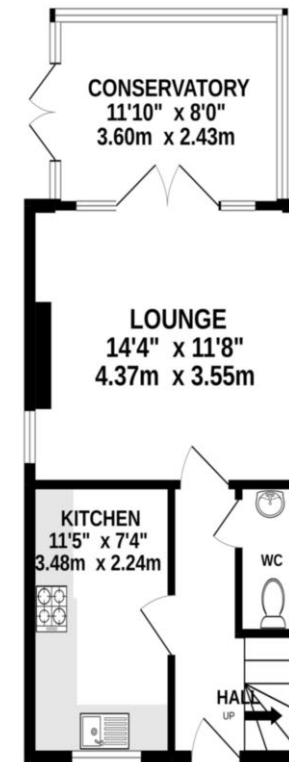
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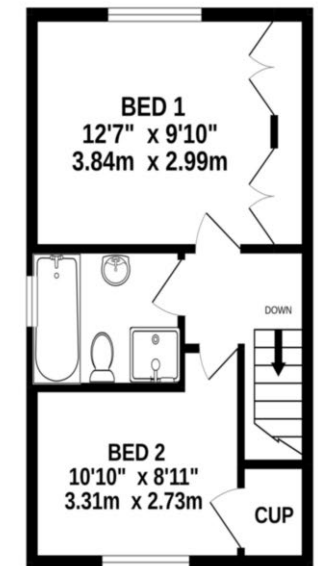
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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
While 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 for 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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1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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