



**GASCOIGNE  
HALMAN**

CHAISE MEADOW, LYMM

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THE AREAS LEADING ESTATE AGENT

| £529,500

A super family home extended, remodeled and refurbished throughout to a high standard occupying a corner plot on a popular development close to the village and schools.

Constructed during the early Millennium years this detached family home occupies an enviable corner plot with private Westerly gardens, off road parking and an attached garage.

Over more recent years the house has been comprehensively refurbished and extended to a high standard and during the process the ground floor accommodation has been re-configured to incorporate a super living dining kitchen and utility with integrated appliances and an island with bi-fold doors opening onto the gardens and terrace. The central hallway and WC divides the living room now on the opposite side of the house. On the first floor there are two double bedrooms, both en-suite, and on the second floor two more double bedrooms which share a "Jack and Jill" bathroom.

## 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.

## DIRECTIONS

SAT NAV WA13 9NX

## TENURE

Leasehold. Length of lease is 250 years with 233 left to run. Ground Rent: £250 pa Service Charge: £200 pa

## LOCAL AUTHORITY

Council Tax Band:- F

## VIEWING

Viewing strictly by appointment through the Agents.

## ENERGY PERFORMANCE RATING

Energy Rating: C

## 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 FLOOR AREA: 1466 sq ft (138.9 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 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. Made with Metagis C2024

## LYMM OFFICE

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