



**GASCOIGNE
HALMAN**

STATHAM AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT



STATHAM AVENUE, LYMM

Offers Over £600,000

An imposing Victorian "Cheshire" semi detached family home occupying a lovely plot of about 1/4 acre facing South onto the Bridgewater Canal.

Handsome Victorian family home, a classic "Cheshire" semi

Accommodation arranged over four floors

Beautiful established garden plot of about 1/4 acre facing south onto the Bridgewater Canal

Gated driveway, garage and carport

Huge potential to extend and remodel, subject to planning permission

Within walking distance of the village, good schools, the Trans Pennine Trail and backs onto the Bridgewater Canal



Standing elevated and set back from the road this most attractive Victorian home is a classic example of a true "Cheshire" semi detached house. With it's adjacent central hallways accessed by stone steps the accommodation is arranged over four floors, albeit the cellar/basement chambers and second floor loft rooms are not presently being used as day to day living space but obviously offer huge potential. As the house almost remains in its original guise we believe there is great scope to significantly develop and extend the accommodation, subject to planning permission.

Many original features remain and the accommodation overall is generally well presented throughout having been occupied by our clients for many years; 39 no less!

Beautiful gardens almost wrap around the house and in the main are laid to lawn with established borders and several patio areas. They are enclosed and have a rather special Southerly aspect onto the Bridgewater Canal. A long driveway provides ample parking and turning area which leads to the detached garage and carport and garden shed.

DIRECTIONS

SAT NAV WA13 9NH

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:- F

ENERGY PERFORMANCE RATING

EPC Rating:- E

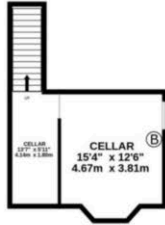
VIEWING

Viewing strictly by appointment through the Agents.

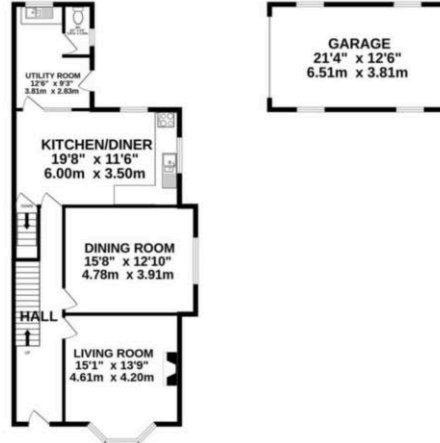
SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

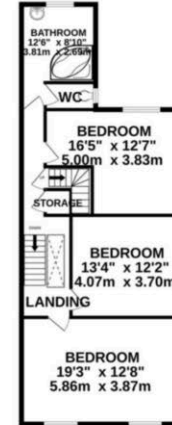
BASEMENT
302 sq.ft. (28.1 sq.m.) approx.



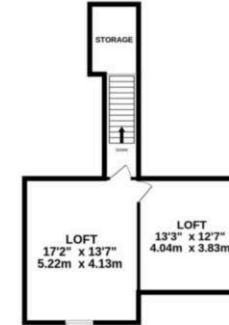
GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 2782 sq.ft. (258.4 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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