



**GASCOIGNE
HALMAN**

RUSHES MEADOW, LYMM

THE AREAS LEADING ESTATE AGENT



RUSHES MEADOW, LYMM

£765,000

A superb extremely well presented detached family home, just under 2000 sq ft, occupying a prized cul-de-sac of quality property on the edge of the village, close to open countryside and within easy reach of excellent schools.

Superbly presented and much extended detached family home just under 2300 sq ft

Stunning, open plan, living dining kitchen with island and appliances

Landscaped private gardens overlooking woodland and double garage

Four generous fitted bedrooms and three lovely bathrooms, two en-suite



Standing in landscaped private grounds this detached family home lies towards the edge of the village yet within easy reach of daily amenities, open countryside and the Trans Pennine Trail with excellent schools to suit primary and secondary age. Flanked by a double width driveway which leads to an integral double garage the gardens have been landscaped and include to the rear a large Indian stone terrace ideal for alfresco entertaining immediately accessed for the extended living dining kitchen.

The house has been exceptionally maintained, improved and vastly extended by our vendor/clients and would make an ideal family home ready to move straight into! As mentioned the key to the house is the much extended and spacious open plan living dining kitchen a great space to live in with bi-fold doors onto the gardens. There is a matching and useful utility room/pantry and two further separate reception rooms with a cloakroom/WC. On the first floor four generous, fitted bedrooms and three lovely bathroom suites, two en-suite.

DIRECTIONS

SAT NAV WA13 9RJ

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

Leasehold: 999 yrs from 2000. Ground Rent: £150 pa.

LOCAL AUTHORITY

Warrington Borough Council. Tax Band: G

ENERGY PERFORMANCE RATING

EPC RATING:- C

VIEWING

Viewing strictly by appointment through the Agents.

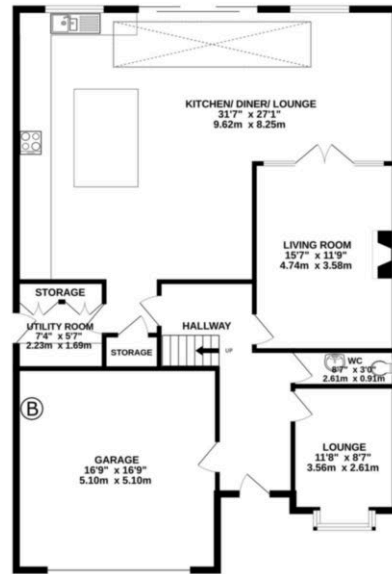
SERVICES (NOT TESTED)

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

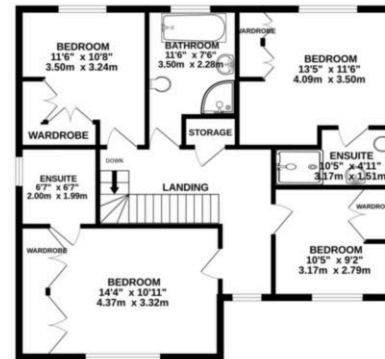
AGENTS NOTE

Please be aware the vendor/owner of this property is an employee of Gascoigne Halman.

GROUND FLOOR
1388 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 2228 sq.ft. (207.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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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