



**GASCOIGNE
HALMAN**

CANAL BANK, LYMM

THE AREAS LEADING ESTATE AGENT



CANAL BANK, LYMM

£495,000

Occupying a delightful waterside position on the Bridgewater Canal a characterful three storey cottage amongst gardens, parking, and a garage within easy reach of the village.

Pretty 200 year old cottage in Southerly cottage gardens

Beautiful waterside position overlooking the Bridgewater Canal

Garage and parking

Four bedrooms and two bathrooms over three floors

About 15 minutes walk along the canal to the village centre

Very close to the Trans Pennine Trail and open countryside



Forming the middle of a row of attractive three storey cottages Pear Tree Cottage is thought to have been built about 200 years ago of brick in traditional design and construction under a slate roof. It is approached by a drive which runs immediately adjacent to the Bridgewater Canal accessed by the bridge on Barsbank Lane.

Flanked by pretty cottage Southerly gardens to the front the location is quite idyllic overlooking the water of the Bridgewater Canal. The village centre is about a 15 minute walk away and there are excellent schools nearby. The Trans Pennine Trail lies almost behind the house making this property an extremely desirable place to live.

As mentioned the accommodation is arranged over three floors and retains great character. Two receptions on the ground floor along with a kitchen. Two bedrooms and a bathroom to the first floor and two more bedrooms and a bathroom to the second floor. There is parking to the rear and a detached single garage.

DIRECTIONS

SAT NAV WA13 9NR

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. Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC RATING:- D

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.

Approximate Gross Internal Floor Area = 149.3 sq m / 1607 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**