



**GASCOIGNE  
HALMAN**

RICHMOND DRIVE, LYMM

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THE AREAS LEADING ESTATE AGENT



| £375,000

A very well presented bungalow located in a desirable part of the village with private Southerly gardens. NO CHAIN.

29 Richmond Drive lies in a popular and convenient part of the village, close to open countryside and the Trans Pennine Trail. Enjoying a private south facing back garden this semi-detached bungalow also benefits from a pleasant front garden and its own driveway. There is an integrated garage which some neighbouring properties have converted into further accommodation.

The property has been extremely well cared for and updated, this includes a lovely conservatory overlooking the private southerly gardens. A lobby opens to the light living room at the front of the property with a hallway serving the open plan dining room and fitted kitchen with integrated appliances which opens into the conservatory, giving a lovely feeling of space. There are two good sized bedrooms and a smart white bathroom.

In addition to converting the garage, there is great potential to develop into the roof space adding further bedrooms and bathrooms, similar to surrounding housing (subject to the necessary permissions being obtained). With the close proximity of excellent primary schools and high school, the property also presents great potential for families, as well as people desiring a bungalow.

#### DIRECTIONS

SAT NAV:- WA13 9HE

#### 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:- D

#### ENERGY PERFORMANCE RATING

EPC RATING:- tbc

#### 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 = 92.6 sq m / 997 sq ft

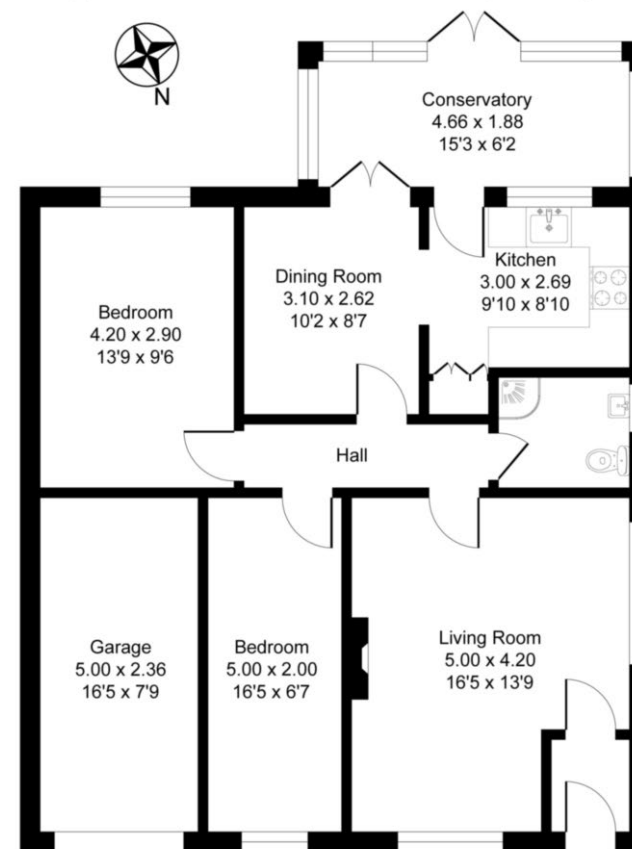


Illustration for identification purposes only, measurements are approximate, not to scale.

#### LYMM OFFICE

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