



**GASCOIGNE
HALMAN**

ELM TREE ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



ELM TREE ROAD, LYMM

£545,000

A large extended four bedroom semi detached house with good size garden and ample parking. NO CHAIN.

Undergone a comprehensive extension and refurbishment

Fitted breakfast kitchen with door to garden & ground floor WC

Three reception rooms & four double bedrooms, one with en suite.

Detached garage in a good size plot with gardens to three sides and ample parking





This semi detached house has undergone a comprehensive extension and refurbishment programme carried out by the current owner. The property has been transformed into a good size family home offering spacious and versatile accommodation approaching 1700 sq.ft in total. There is a fitted breakfast kitchen with door to garden. The lounge has doors to the side garden and there are two further reception rooms which would make an ideal dining room, home office or fifth bedroom if required and there is a downstairs WC. To the first floor there are four double bedrooms, ensuite bath/shower room and main bathroom. The property is situated on a good size corner plot with gardens to three sides ample parking and detached garage.

DIRECTIONS

SAT NAV WA13 0NH

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. Subject to verification by Solicitors.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- D

ENERGY PERFORMANCE RATING

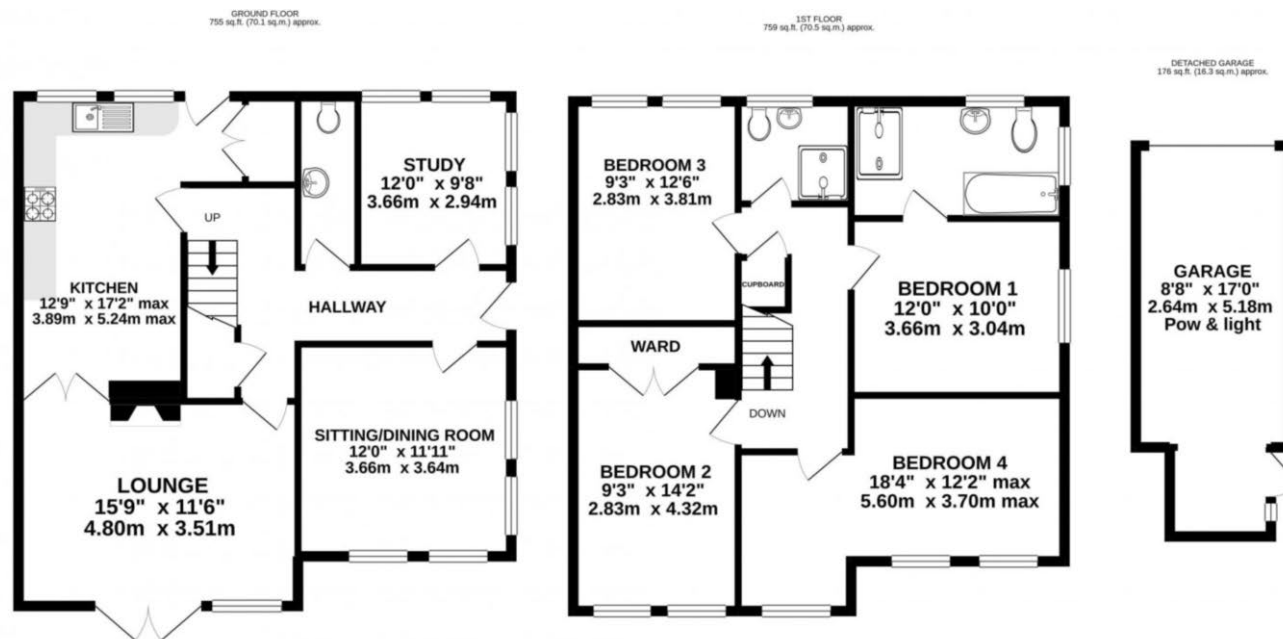
EPC RATING:- C

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.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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