



**GASCOIGNE  
HALMAN**

CHERRY LANE, LYMM

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THE AREAS LEADING ESTATE AGENT



| EPC RATING:- F / COUNCIL TAX BAND:- F

## CHERRY LANE, LYMM

### Offers Over £400,000

Occupying a generous and private gated, corner plot on the edge of the village and adjacent to open countryside a characterful, period cottage of a good size ripe for general modernisation and perhaps re-development. NO CHAIN.

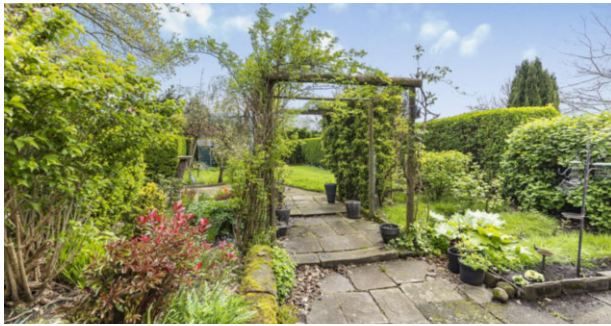
Attractive cottage understood to have been constructed in the 1700's

Generous and private gated corner plot of just under 0.25 acres

Almost surrounded by open countryside yet just under a mile to the village and Lymm Dam

Requires general modernisation with huge potential to extend/re-develop, subject to PP





Understood to have been constructed during the 1700's this attractive, white rendered, double fronted cottage occupies a prime location on the corner of one of Lymm's finest roads, The Avenue. Almost surrounded by open countryside the location has a semi-rural feel yet just about a mile away from the village centre and even less to Lymm Dam.

The gated corner plot is a most generous size believed to be just under 0.25 acres and very private largely laid to flat lawns to three sides with mature hedging and established planting. A long stone driveway provides plenty of off road parking and there is ample space for the erection of a garage, subject to planning permission.

The accommodation is arranged over two floors and extends to about 1560 sq ft. Having been occupied by the same family for over fifty years the property now requires a straight forward scheme of general modernisation but also lends itself to extension or re-development, subject to planning permission.

#### **AGENTS NOTE**

#### **DIRECTIONS**

SAT NAV WA13 0SY

#### **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**

Understood to be Freehold

#### **AGENTS NOTE**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- F

#### **ENERGY PERFORMANCE RATING**

EPC RATING:- F

#### **VIEWING**

Viewing strictly by appointment through the Agents.

Approximate Gross Internal Floor Area = 144.9 sq m / 1560 sq ft

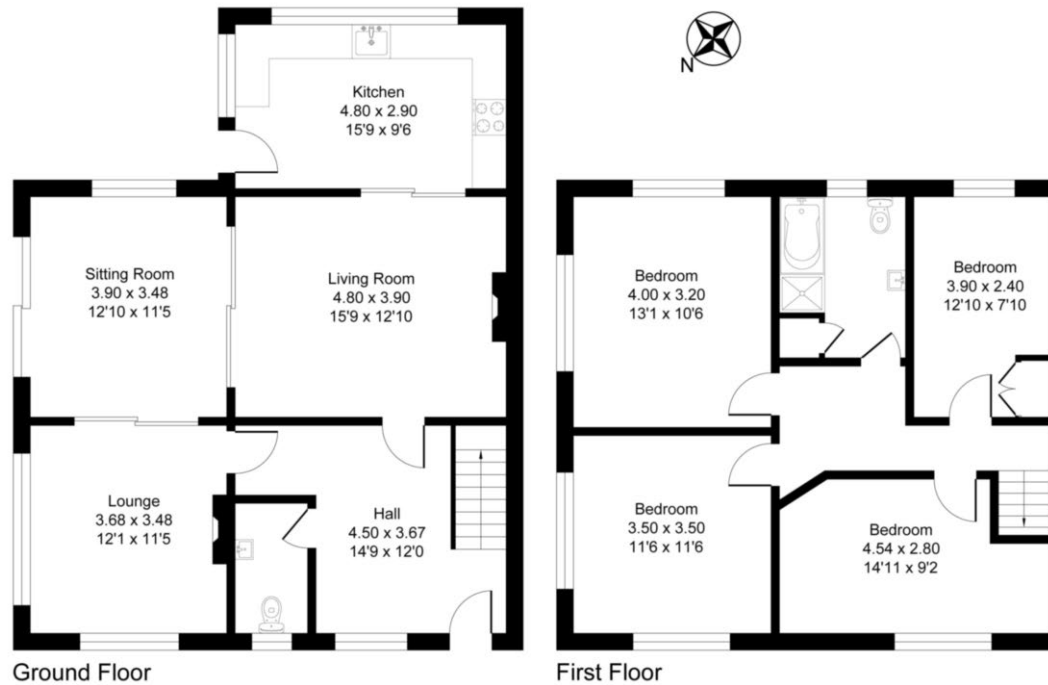


Illustration for identification purposes only, measurements are approximate, not to scale.

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