



**GASCOIGNE  
HALMAN**

OLD SMITHY LANE, LYMM, CHESHIRE

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THE AREAS LEADING ESTATE AGENT



## OLD SMITHY LANE, LYMM, CHESHIRE

**£600,000**

A very well presented detached family house located on a much sought after road and within easy walking distance of Cherry Tree Primary School and the village.

Within a short walk of the village, The Trans Pennine Trail and the Bridgewater Canal

An easy walk to Cherry Tree Primary School

Beautifully maintained gardens, deck and patio with summer house

Double driveway and double garage

Huge potential to extend/remodel if required, subject to PP





Old Smithy Lane forms part of a small development of detached housing constructed about about 55 years ago and lies on the south west side of the village which is just a short walk away. A wide double driveway provides off road parking and there is a part integral double garage. To the rear there are generous gardens which are enclosed and have been well maintained and stocked featuring a raised deck area ideal for alfresco dining. Beyond which lies a timber summer house with light and power ideal as a home office or hobby room.

Our clients have also maintained the house extremely well inside and the family accommodation is well decorated and fitted with modern kitchen and bathroom fittings. There are four generous bedrooms to the first floor served by a smart, white, contemporary bathroom and to the ground floor two principal reception rooms and a breakfast kitchen with integrated appliances. In addition there is a useful cloakroom/WC and utility room.

Whilst the house has been modestly extended we believe there is huge potential to further extend/remodel, subject to the necessary planning permissions.

**DIRECTIONS**

SAT NAV WA13 0NP

**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 F

**ENERGY PERFORMANCE RATING**

EPC RATING D

**VIEWING**

Viewing strictly by appointment through the agent

**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

## FLOORPLAN & EPC

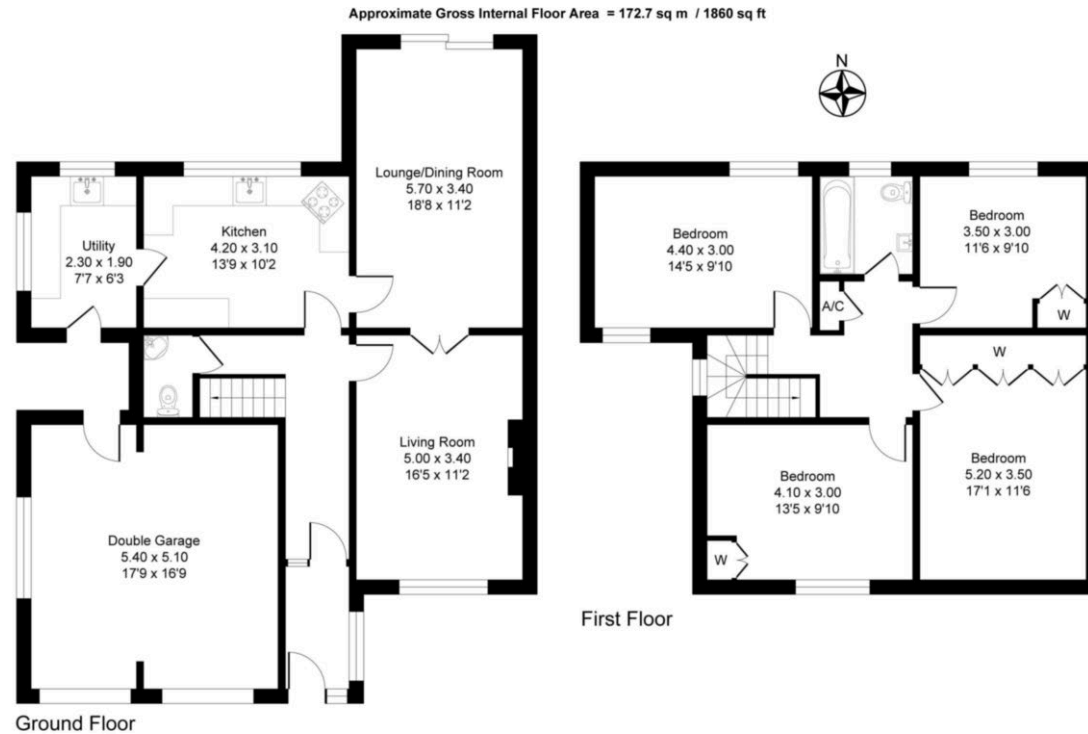


Illustration for identification purposes only, measurements are approximate, not to scale.

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