



**GASCOIGNE
HALMAN**

PEPPER STREET, LYMM, EPC RATING:- C / COUNCIL
TAX BAND:- E

THE AREAS LEADING ESTATE AGENT

£375,000

An attractive Cheshire brick townhouse with accommodation arranged over three floors located within a short walk of the village centre and the Canal. NO CHAIN.

Conveniently situated towards the top of Pepper Street this most attractive, Cheshire brick townhouse forms the middle of a smart row of just three properties. A double driveway provides off road parking and there is an integral garage. To the rear there is an enclosed courtyard styled garden with patio, lawned area and raised planter beds retained by sleepers designed with ease of maintenance in mind.

The accommodation is arranged over three floors which provides flexible living space for a variety of discerning purchasers and detailed on the floor plan. Young families will be interested to learn that the well regarded Ravenbank Primary School is almost opposite with Lymm High School just a short walk away. The village centre is just a short walk to the bottom of Pepper Street and caters for most daily requirements and includes number of coffee shops, pubs and restaurants.

DIRECTIONS

SAT NAV WA13 0JT

LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. A local market is held once a week. For more comprehensive shopping needs the larger commercial

centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

TENURE

Leasehold, residue of 999 years from 01/01/86. Ground Rent £60 pa.

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- E

ENERGY PERFORMANCE RATING

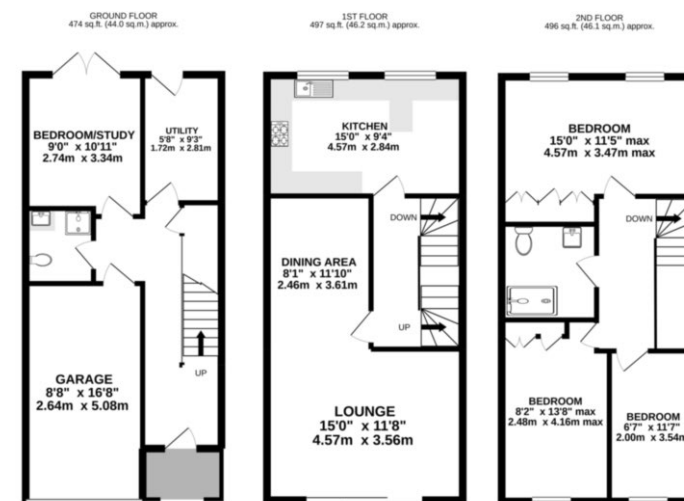
EPC RATING:- C

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.



TOTAL FLOOR AREA: 1467 sq ft. (136.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (contained here), measurements of doors, windows, stairs 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.
Made with Metropix (10/21)

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