



**GASCOIGNE  
HALMAN**

12 FOXLEY CLOSE, LYMM, CHESHIRE WA13 0BS

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THE AREAS LEADING ESTATE AGENT



## 12 FOXLEY CLOSE, LYMM, CHESHIRE WA13 0BS

**£675,000**

Forming part of a small courtyard a highly desirable Cheshire brick built family home within a short walk of Lymm High School and Lymm Village.

Attractive family home in a lovely courtyard setting

Within walking distance of the village and local schools

Family accommodation of approx 2500 sq ft

Four bedrooms and two bathrooms (one en-suite)

Three reception rooms

Double drive and double garage





Situated at the end of a cul-de-sac of attractive, detached family homes lies a rather attractive courtyard of Cheshire brick constructed family homes. This property is approached over a double width driveway which leads to an integral double garage. There is an open plan lawned garden with an ornamental tree whilst to the rear the walled gardens are totally enclosed and private complete with a terraced patio.

The accommodation is quite deceptive and perfect for family life or indeed for a couple who wish for a size-able home to entertain with generous room proportions and an easily managed garden. Since construction, about 23 years ago, the house has been extended by way of a conservatory, bathroom and kitchen fittings have been more recently modernised and throughout neutrally decorated.

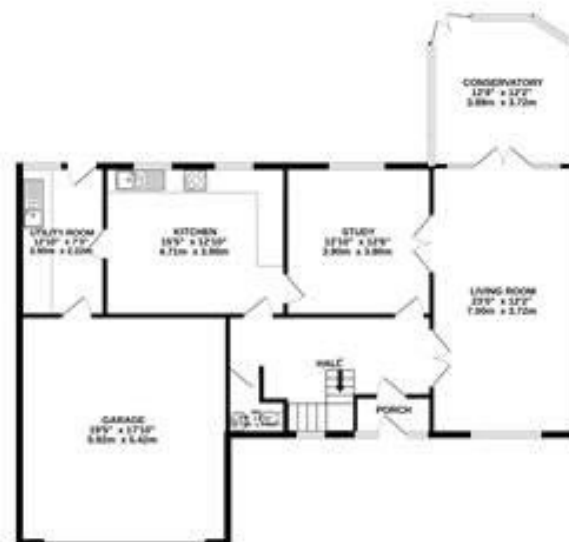
### LOCATION

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.

### DIRECTIONS

SAT NAV WA13 0BS

GROUND FLOOR  
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA: 2499 sq.ft. (232.2 sq.m.) approx.

While 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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