



**GASCOIGNE
HALMAN**

CHERRY LANE, LYMM, CHESHIRE, EPC RATING:- D /
COUNCIL TAX BAND:- F

THE AREAS LEADING ESTATE AGENT



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£895,000

A handsome Edwardian home of generous proportions in beautiful and private gardens of nearly 0.25 acres with a westerly aspect overlooking fields towards the edge of the village.

Impressive Edwardian home of generous proportions

Contemporary extension with stunning living dining kitchen

Beautiful mature gardens with a westerly aspect overlooking fields, nearly 0.25 acres

Desirable and sought after location towards the edge of the village

Excellent schools within a short walk

Easy reach of the village centre and Lymm Dam

NO CHAIN





Situated towards the edge of the village and almost bordering open countryside this imposing Edwardian home stands proud flanked by established private gardens and hedging. The red brick elevations rise three stories high and there is an attractive ground floor bay window with mock Tudor works to the gable surmounted by a red tiled roof. A tarmac driveway provides ample off road parking and there is a detached single garage. Beautiful gardens extend to nearly 0.25 acres, in the main to the rear, which have an enviable private westerly aspect overlooking fields behind. There are terraced patios and long enclosed lawns ideal for family living.

Over more recent years the house has undergone a scheme of careful modernisation and extension to the rear elevation which now incorporates a super open plan living dining kitchen and utility room. The kitchen is comprehensively fitted with a fashionable range of units with integrated appliances and a matching island with feature skylight windows and bi-fold doors opening directly onto the terrace and gardens. From a bright and spacious hallway there is a cloakroom/WC and two principal reception rooms. The first floor offers three double bedrooms and a white house bathroom and the recent conversion of the second floor features a principal bedroom with super views to the rear, a walk in wardrobe/dressing area and a smart bathroom with Jacuzzi bath and shower.

DIRECTIONS

SAT NAV WA13 0PD

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 Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC RATING:- D

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.

Approximate Gross Internal Floor Area = 191.1 sq m / 2058 sq ft
Garage Area = 15.6 sq m / 168 sq ft
Total Area = 206.7 sq m / 2226 sq ft

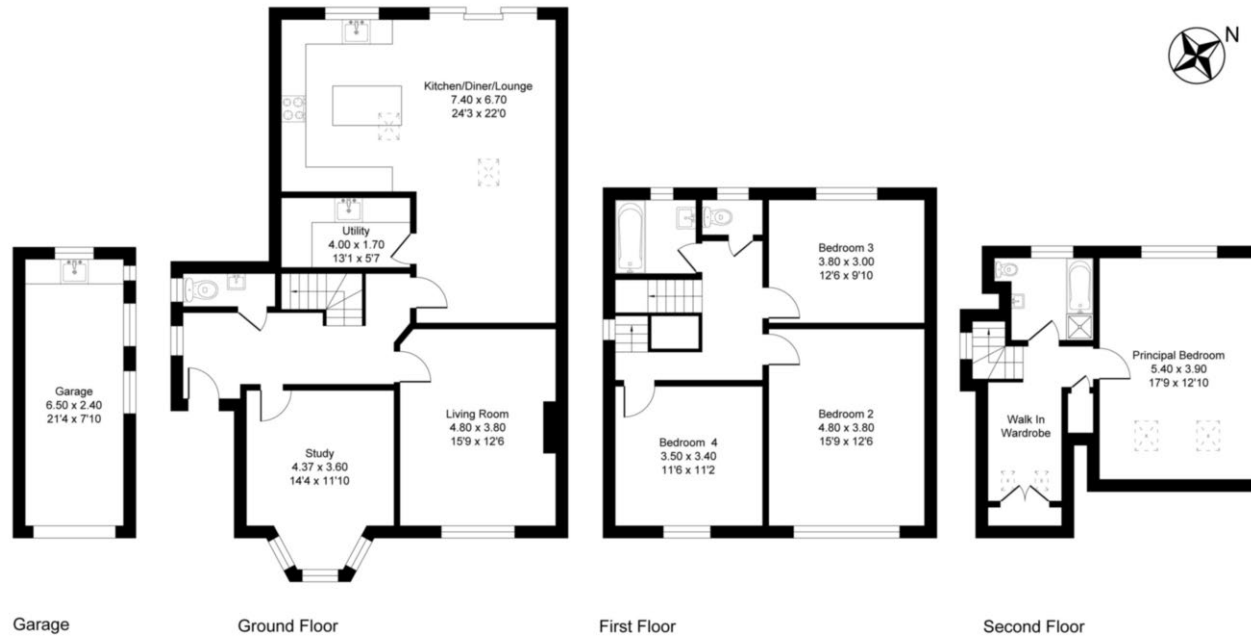


Illustration for identification purposes only, measurements are approximate, not to scale.

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