



**GASCOIGNE  
HALMAN**

SYCAMORE DRIVE, LYMM

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THE AREAS LEADING ESTATE AGENT

| EPC RATING: C / COUNCIL TAX BAND:- D | £350,000

A well presented dormer bungalow having been more recently extended and refurbished throughout in private gardens close to good schools and the village centre. NO CHAIN.

Occupying a popular and convenient part of the village this semi detached dormer bungalow has been recently refurbished and extended. Approached over a driveway where there is parking for two cars there is also an adjacent open plan lawn. To the rear the gardens are enclosed and private and again in the main laid to lawn providing a safe playing area for children.

The flexible living space works well for most if not all age groups given the way the accommodation has been arranged. Presently a family are resident and make great use of all of the space but it would also suit couples or single occupancy, mature or young and treated as a bungalow if required.

#### DIRECTIONS

SAT NAV WA13 9AU

#### 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:- D

#### 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.

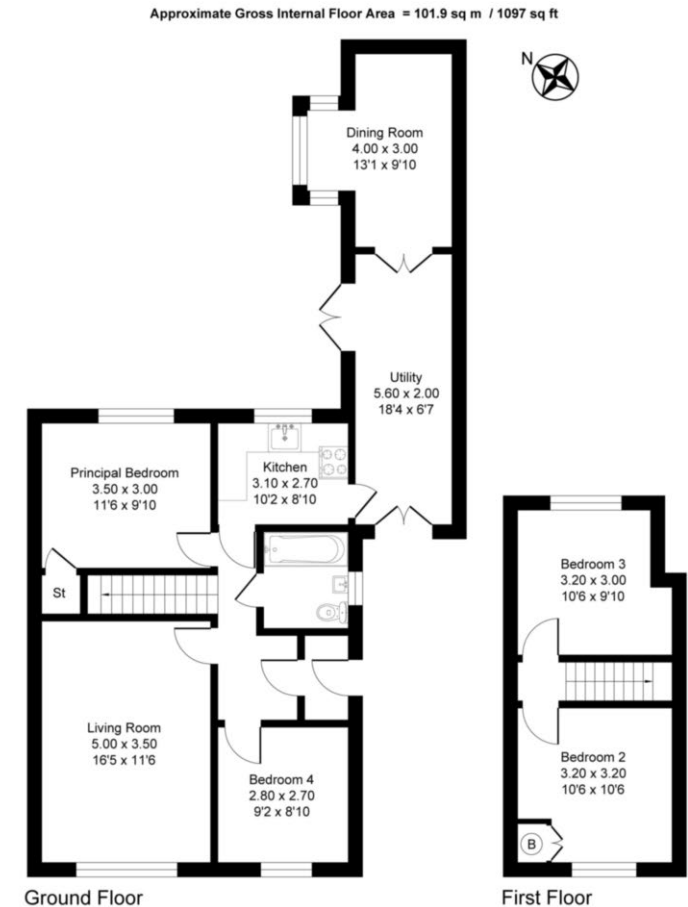
#### LYMM OFFICE

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