



**GASCOIGNE
HALMAN**

FARCROFT CLOSE, LYMM, CHESHIRE

THE AREAS LEADING ESTATE AGENT



FARCROFT CLOSE, LYMM, CHESHIRE

£495,000

A double fronted detached family house, recently refurbished, with generous accommodation extending to about 2130 sq ft at the head of a small and private cul-de-sac and in southerly facing gardens. NO CHAIN.

Excellent family home with accommodation of about 2130 sq ft

Generous living space arranged over three floors

Head of a small cul-de-sac with extra land and parking with garage

Good sized southerly facing gardens with deck

Close to schools, shops and the TPT

NO CHAIN





Constructed nearly 20 years ago this attractive double fronted detached family house offers impressive accommodation arranged over three floors and extends to nearly 2130 sq ft. It lies on a popular modern development towards the edge of the village and close to the highly regarded Oughtrington Primary School and Lymm High. Located at the very head of a small cul-de-sac this property also has the advantage of much larger front gardens and more valuable parking space along with an attached garage.

As mentioned the well proportioned accommodation is arranged over three floors and is detailed within the floorplan and many photographs. We draw your attention to the spacious living, dining kitchen with appliances, cooker, less than 1 year old, which leads out into the gardens and the further separate reception room with doors also leading into the garden. There is a cloakroom/WC and over two further floors five generous bedrooms and three bathrooms, two en-suite.

DIRECTIONS

SAT NAV - WA13 9US

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

Leasehold, 250 years from 01/01/2005
Service Charge £200 pa
Ground Rent £125 pa

LOCAL AUTHORITY

Warrington Borough Council Band:- G

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.

Approximate Gross Internal Floor Area = 197.9 sq m / 2130 sq ft

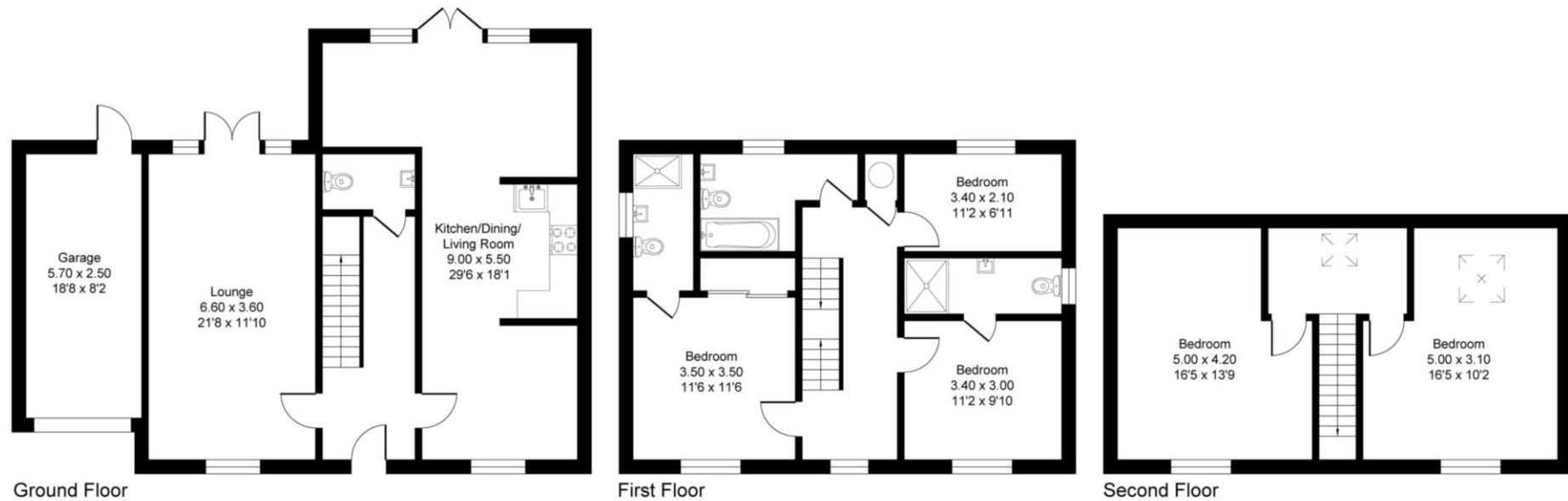


Illustration for identification purposes only, measurements are approximate, not to scale.

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