



**GASCOIGNE  
HALMAN**

STOCKPORT ROAD, THELWALL

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THE AREAS LEADING ESTATE AGENT



## STOCKPORT ROAD, THELWALL

**£830,000**

An impressive, detached, family home recently refurbished throughout standing in delightful and private gated grounds of nearly 1/3 of an acre. NO CHAIN.

Wonderful and private gated plot of about 1/3 of an acre with garage

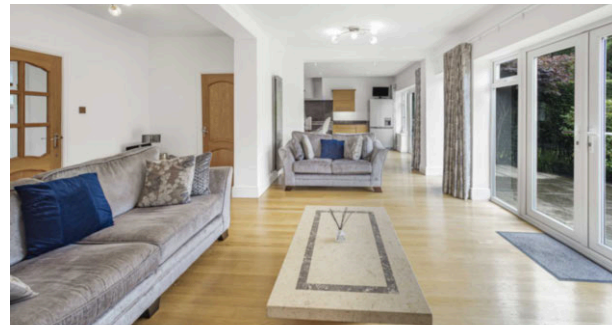
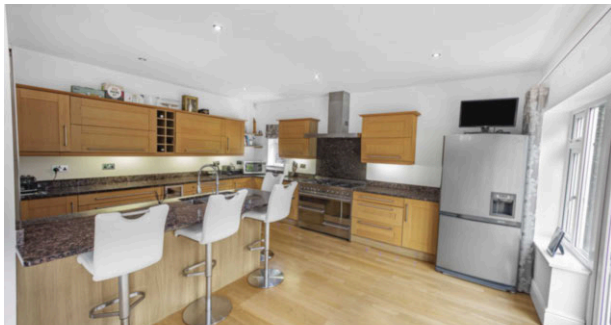
Substantial detached family home of about 2300 sq ft

Private semi-open outlook over fields behind

Three reception rooms and living dining kitchen with potential annexe

Four generous double bedrooms and two quality bathrooms, one en-suite with dressing room

NO CHAIN



Situated on the border of Thelwall and Lymm Lyndhurst is a fine detached family house which is understood to have been originally constructed during the early 1930's and stands in a wonderful gated plot of nearly 1/3 of an acre which adjoins open fields behind. An impressive, safe and secure "in and out" gated driveway provides ample parking for residents and visitors and there is a detached garage. As mentioned the gardens are delightful and have been landscaped to long lawns flanked by mature foliage which provides privacy and seclusion from the few neighboring properties. A full width terrace immediately accessed from the living dining kitchen offers great space for alfresco entertaining with feature ornamental pond, walls and lighting.

Over more recent years the house has been significantly extended and now boasts smart accommodation of about 2300 sq ft over two floors. An open plan dining hall lies to the front and adjacent a generous formal living room with a wood burning stove then across the back of the house a super open plan living dining kitchen with appliances. There is a useful home office which could easily be an annexe given it has separate access, a WC and a laundry room. On the first floor there are four generous double bedrooms and two quality bathrooms, one en-suite with a dressing room off the primary bedroom.

#### **DIRECTIONS**

WA4 2TH

#### **LOCATION**

The property is situated in the pretty village of Thelwall which is largely protected being a Conservation Area and equi-distant between Lymm and Stockton Heath. There is plenty to enjoy if you're looking for green open spaces, great walks, trails for cyclists and horse riders with two excellent pub restaurants; if it's a quick snack, local shops are nearby. At certain times of day, you can take the single paddle ferry across the Manchester Ship Canal to the Nature Reserve and Woolston Weir or walk to Latchford Locks. There you might see ships going through and the swing bridge in operation. Thelwall has plenty going on for everyone, from Burns Night to Bonfire Night, with Easter Egg Hunts and our annual Rose Queen Festival in June. Thelwall Parish Hall and Chaiageley Field offer great facilities for events such as these. It's the meeting place for societies and groups like The Bridgewater Players, the WI, U3A, Beavers and Guides. Behind the Parish Hall is Baden Lodge where Cub and Scout groups meet. Thelwall Community Infants School and Thelwall Community Junior School are key to our community. The Ferry Link Club and Ferry Holiday Club, based at the Parish Hall, serves families whose childcare needs lie outside school hours. There are also Day Nurseries and Pre-School facilities in the area. Commuting is easy with close links to the M6 and M56 and Manchester Airport.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- E

#### **ENERGY PERFORMANCE RATING**

EPC RATING: D

#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **SERVICES (NOT TESTED)**

Mains gas, electricity and water are connected. Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 213.0 sq m / 2292 sq ft

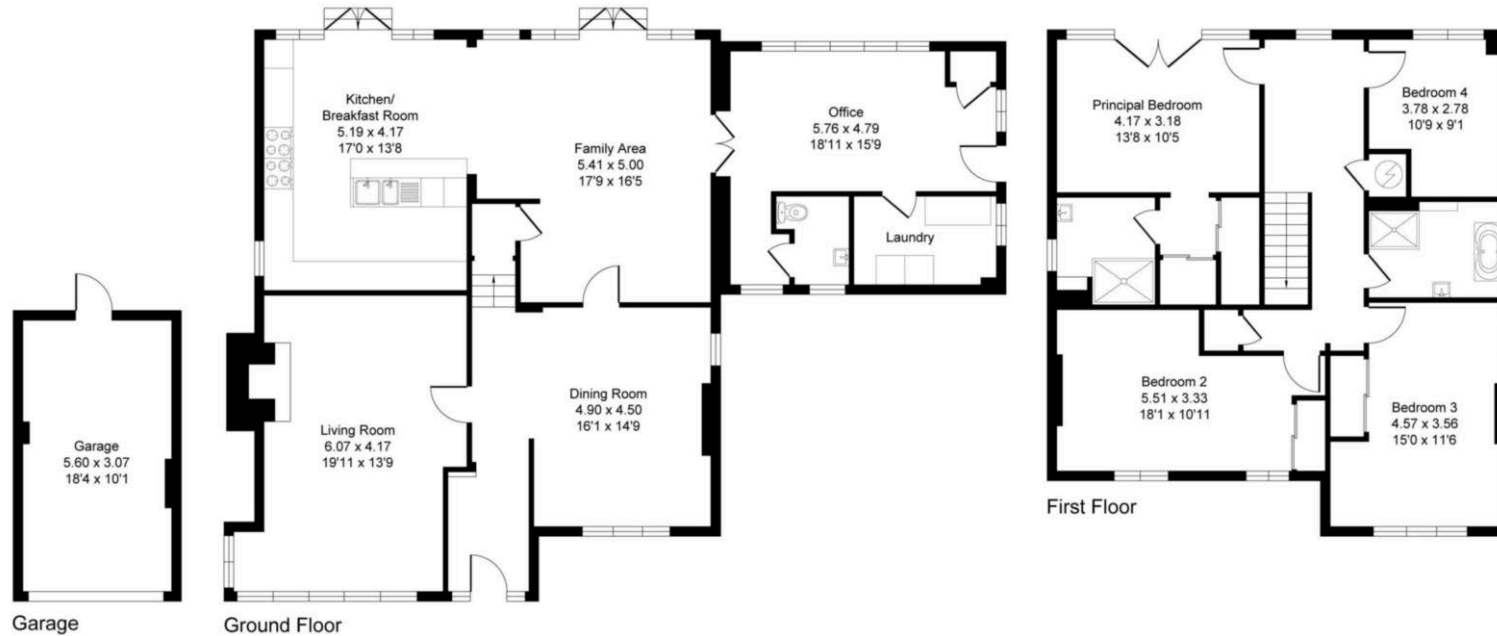


Illustration for identification purposes only, measurements are approximate, not to scale.

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