



**GASCOIGNE
HALMAN**

CHERRY TREE AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

| £360,000

Occupying a large and private corner plot a modern semi detached property offering huge potential for extension or with some modernisation a family home to move into close to the village centre and excellent schools. NO CHAIN.

Situated within close reach of Lymm village this modern semi detached home offers an excellent location for all age groups as there are shopping facilities within a very short walk along with excellent schools. Lymm Dam is also within easy reach along with the Trans Pennine Trail and the Bridgewater Canal.

The house stands on a large and private corner plot with gardens to all three sides with a driveway which leads to a detached garage and workshop. The house has been extended already across the rear elevation and now requires some modernisation but ready to move straight into as vacant. We believe there is huge potential to extend further over the extension or to the gable end creating a much larger family home, subject to the necessary permissions.

DIRECTIONS

SAT NAV WA13 0NS

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:- 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.

LYMM OFFICE

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Approximate Gross Internal Floor Area = 107.6 sq m / 1158 sq ft

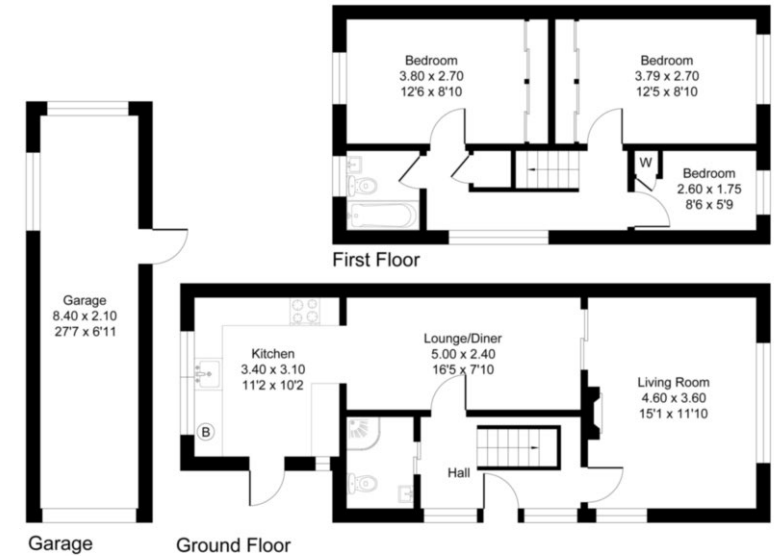


Illustration for identification purposes only, measurements are approximate, not to scale.

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