



**GASCOIGNE
HALMAN**

CHURCH VIEW, LYMM, EPC RATING:- C / COUNCIL
TAX BAND:- E

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £400,000

A stylish three storey family home at the head of a smart cul-de-sac within easy reach of the village and good schools.

Situated at the head of a smart cul-de-sac of similar homes constructed about 18 years ago by Bloor Homes, this property forms the end of a row (therefore semi-detached) which looks down the road and to ornamental trees therefore not overlooked. Approached over a small gated garden there are larger gardens to the rear which are enclosed and have an easterly aspect nicely landscaped providing a pleasant backdrop to entertain in relative privacy. Allocated parking lies adjacent to the property for two vehicles.

The stylish accommodation is arranged over three floors and detailed on the floor plan and features a modern breakfast kitchen with integrated appliances to the front and living/dining room to the rear with French doors onto the gardens all off a hallway with cloakroom/WC. The first floor provides two double bedrooms and a useful study with a family bathroom. On the second floor a large and airy principal bedroom with en-suite shower room.

DIRECTIONS

SAT NAV - WA13 9ES

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

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

01925758345

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6 The Cross, Lymm, Cheshire, WA13 0HP

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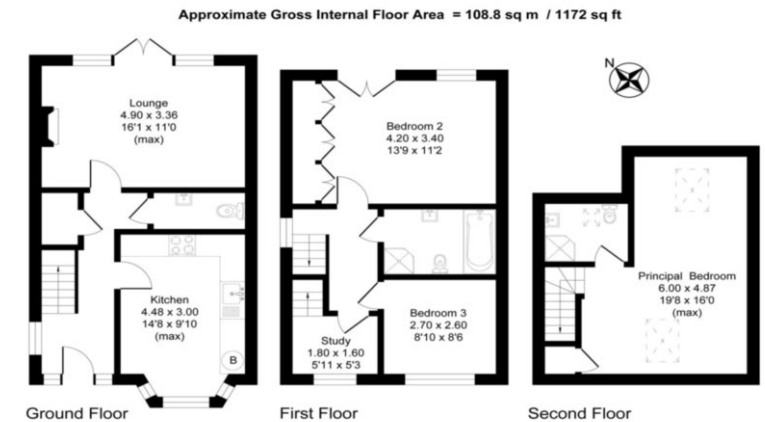


Illustration for identification purposes only, measurements are approximate, not to scale.

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