



**GASCOIGNE  
HALMAN**

STAR LANE, LYMM, EPC RATING:- D / COUNCIL TAX  
BAND:- D

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THE AREAS LEADING ESTATE AGENT

| £275,000

A traditional semi-detached family house, modestly extended, with huge potential for further extension and modernisation. NO CHAIN

Towards the edge of the village yet within easy reach of the centre, the Trans Pennine Trail and the Bridgewater Canal this traditional semi detached family house now requires general modernisation and offers with huge potential to extend further. A driveway provides good parking and leads to a through carport which then offers further hard-standing and a detached double garage. Small gardens lie to the front and to the rear the gardens are enclosed.

The accommodation has been extended to the rear by way of a single storey building and the original layout of the house has been altered to maximise the pace available. There are two reception rooms and a kitchen on the ground floor and to the first three bedrooms and a bathroom.

#### DIRECTIONS

SAT NAV - WA13 9LL

#### 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.

#### AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

#### AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### LOCAL AUTHORITY

Warrington Borough Council Band:- D

#### ENERGY PERFORMANCE RATING

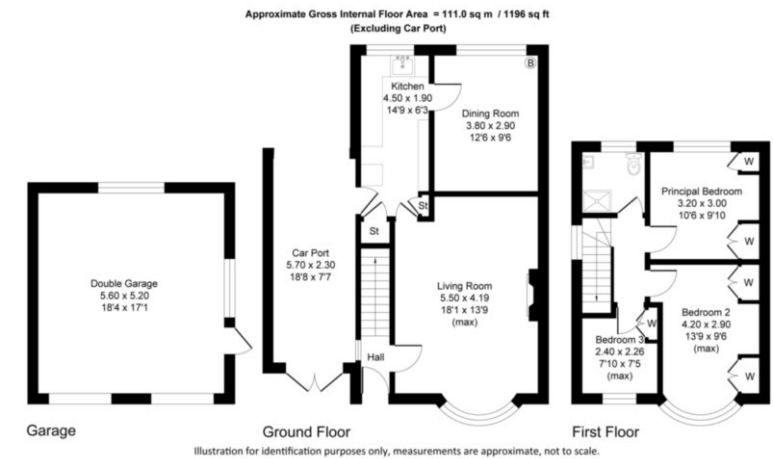
EPC RATING:- D

#### 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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