



**GASCOIGNE
HALMAN**

THE AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT



THE AVENUE, LYMM

£1,500,000

Wincherries is situated in beautiful and private grounds which we understand are just under 1.4 acres, at the end of one of Lymm's finest roads. It is a handsome detached family house of nearly 3000 sq ft with a swimming pool and tennis court. NO CHAIN.

The property lies at the very end of The Avenue, one of Lymm's most prestigious and desirable locations which borders open countryside both to the front and rear. It is only a short, easy walk into Lymm village along the side of the picturesque Lymm Dam. The tree lined avenue is home to many substantial and impressive properties with Wincherries being no exception. Set almost in the middle of it's delightful grounds, the house was constructed during the late 1920's. It was extended in the 1970's and has huge potential for further extension, renovation or remodelling.

Mature well maintained landscaped gardens surround the house, which to the rear face almost due south, and are complete with a hard tennis court and outdoor heated swimming pool. A long driveway descends to an attached double garage.

The accommodation presently extends to approximately 3000 sq ft and is arranged over two floors. From a central hallway there are four reception rooms, currently being used as two lounges, a dining room and a study. There is also a kitchen-diner, utility/pantry, WC and boiler room. On the first floor five bedrooms, including an en suite master bedroom, a further bathroom and WC. Many original features have been retained.



Impressive and characterful 1920's detached residence

Generous accommodation of about 3000 sq ft over two floors

Beautiful and very private grounds of just under 1.4 acres

Located at the end of one of Lymm's most prestigious roads

Adjacent to Lymm Dam and The Bongs

Within an easy walk of the village

Open countryside to the front and rear

Outdoor heated swimming pool and hard tennis court

NO CHAIN



THE AVENUE, LYMM

DIRECTIONS

SAT NAV WA13 0SU

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:- G







ENERGY PERFORMANCE RATING

EPC RATING:- E

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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





Floor 2



Floor 1

TOTAL: 2762 sq. ft, 257 m2
 FLOOR 1: 1582 sq. ft, 147 m2, FLOOR 2: 1180 sq. ft, 110 m2
 EXCLUDED AREAS: CARPORT: 167 sq. ft, 15 m2, GARAGE: 358 sq. ft, 33 m2, BOILER ROOM: 35 sq. ft, 3 m2,
 PORCH: 13 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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