



**GASCOIGNE
HALMAN**

BARSBANK LANE, LYMM

THE AREAS LEADING ESTATE AGENT

| £300,000

A rather characterful and interesting period cottage with ample off road parking and private gardens close to the village centre. NO CHAIN.

Standing elevated from the lane flanked by cottage gardens and a long drive lies an attractive period cottage now with vacant possession. Situated within a short walk of the village and even nearer to the Trans Pennine Trail and Bridgewater canal will make this property really appealing to a wide variety of purchasers.

The accommodation is arranged over two floors and comprises three reception rooms and a kitchen with utility room and cloakroom/WC. At first floor level two double bedrooms and a bathroom.

The house does require general modernisation but perfectly habitable as is and offers huge potential to extend (subject to planning permission) or to simply re-furbish to one's own taste.

DIRECTIONS

SAT NAV WA13 0ER

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

GRANT OF PROBATE

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 Tax Band:- D

ENERGY PERFORMANCE RATING

EPC RATING:- E

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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**GASCOIGNE
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Approximate Gross Internal Floor Area = 104.3 sq m / 1123 sq ft



First Floor



Ground Floor

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

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