



GASCOIGNE HALMAN

CHURCH VIEW, LYMM, CHESHIRE

THE AREAS LEADING ESTATE AGENT

| EPC RATING:- C / COUNCIL TAX BAND:- E | OFFERS OVER £400,000

A stylish, bay fronted, three storey home at the head of a much sought after cul-de-sac with private southerly gardens and parking.

This select and very desirable small development of traditional looking family homes occupies a favored cul-de-sac perfect for young families. The attractive elevations are enhanced by a prominent two storey bay window and flanked by lawned gardens which are retained wrought iron decorative railings to the front. To the rear the gardens are again to a lawn with patio and have a private southerly aspect. Adjacent lies allocated parking.

The accommodation is arranged over three floors and sensibly the layout comprises the reception space on the ground floor which includes a hall, WC, breakfast kitchen, living room and extended conservatory. On the first floor two bedrooms and a contemporary bathroom and the second floor the principal suite and 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
£500 pa for maintenance of communal gardens, car park, fencing and lighting.

LOCAL AUTHORITY

Warrington Borough Council Band E

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.

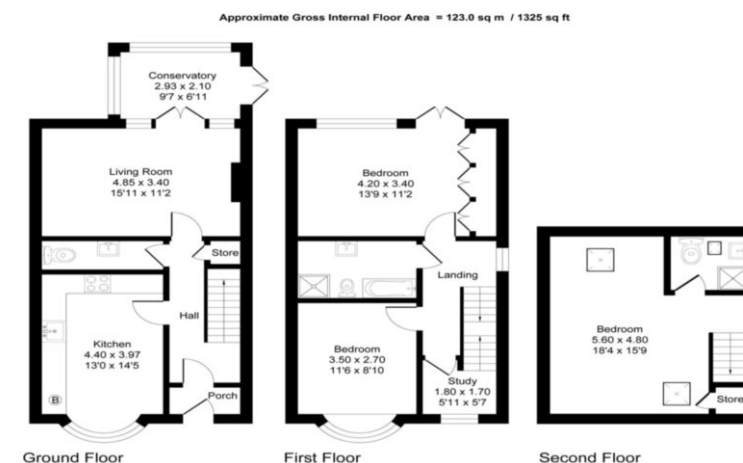


Illustration for identification purposes only, measurements are approximate, not to scale.

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**GASCOIGNE
HALMAN**

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