



**GASCOIGNE
HALMAN**

ALBANY ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £365,000

A recently refurbished dormer bungalow occupying delightful and generous gardens with a private southerly aspect adjacent to the Trans Pennine Trail.

Situated within easy reach of the village and the Trans Pennine Trail makes this property perfect for village life and walkers alike especially if you have a dog or a bike! The private southerly gardens are of a good size and have been landscaped to lawn, patio and decked areas including sheds and greenhouse, they also have immediate access onto the trail behind. There is plenty of off road parking and a large carport.

The accommodation is arranged over two floors and has been recently refurbished to a good standard throughout complimented by neutral decorations. The kitchen is fitted with a stylish range of high gloss contemporary units with integrated appliances and the shower room, fully tiled and fitted in classic white. Three double bedrooms, two down one up and a living room to the front.

DIRECTIONS

SAT NAV - WA13 9LP

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 Band D

ENERGY PERFORMANCE RATING

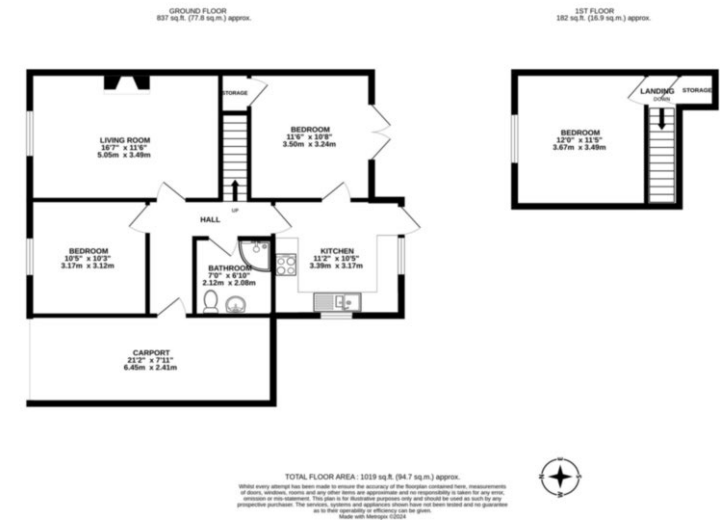
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VIEWING

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
HALMAN**

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