



**GASCOIGNE
HALMAN**

MASSEY BROOK LANE, LYMM

THE AREAS LEADING ESTATE AGENT



MASSEY BROOK LANE, LYMM

Offers Over £550,000

Lovely waterside property with mooring rights, extended and refurbished amongst delightful gardens with a private open aspect over countryside to the front and rear. NO CHAIN.

Lovely waterside property with mooring rights

Generous and private gardens with open countryside views

Flexible and well presented accommodation

Recently extended providing a super open plan living dining kitchen

Further scope to extend/convert subject to permissions

NO CHAIN





Massey Brook Lane lies towards the edge of the village and as such it's position is surrounded by open countryside. Immediately to the rear of the generous gardens lies the Bridgewater Canal, complete with mooring rights ideal for those with or wishing for a boat. There is ample off road parking and an over-sized attached garage, which could be converted if needed, subject to the necessary permissions.

The house has already been extended and provides a super, open plan living dining kitchen which overlooks and opens onto the private established gardens with lovely views over the canal and fields beyond. There is a bright hallway with a useful cloakroom/WC/utility combined and a larger reception room to the front which overlooks fields. Currently there is also a hobbies room which could be bedroom three. On the first floor there are two double bedrooms with lovely open views, the principal room enjoying french doors for an even grander view and a smart bathroom.

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.

DIRECTIONS

SAT NAV - WA13 0PN

TENURE

Leasehold

LOCAL AUTHORITY

Warrington Borough Council Tax 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.

Approximate Gross Internal Floor Area = 140.4 sq m / 1512 sq ft

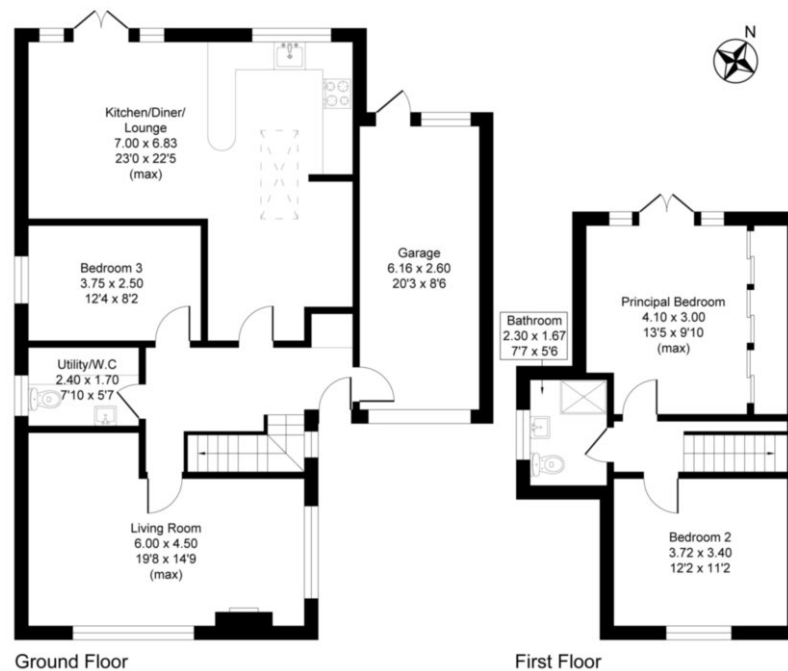


Illustration for identification purposes only, measurements are approximate, not to scale.

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