



**GASCOIGNE
HALMAN**

FAIRFIELD ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £320,000

A traditionally designed property located at the head of a very convenient cul-de-sac with huge potential to extend and within an easy walk of the village centre and great schools. NO CHAIN.

Fairfield Road is a very popular and most convenient location as it lies just a few minutes walk away from the centre of Lymm village. This property stands elevated in it's large corner plot at the head of the cul-de-sac and is not overlooked. The gardens wrap around the house and have a leafy south westerly aspect. The house has been extended modestly to the rear but like most other houses on the road it has huge potential to be extended, subject to planning permission.

Internally the accommodation is in pleasant and neutral condition ready to move straight into as there is no onwards chain. Alternatively it could be a super project to extend considerably given the size of the plot in addition to creating off road parking with or without a garage.

DIRECTIONS

SAT NAV WA13 0JW

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:- B

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.

LYMM OFFICE

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Approximate Gross Internal Floor Area = 84.3 sq m / 908 sq ft

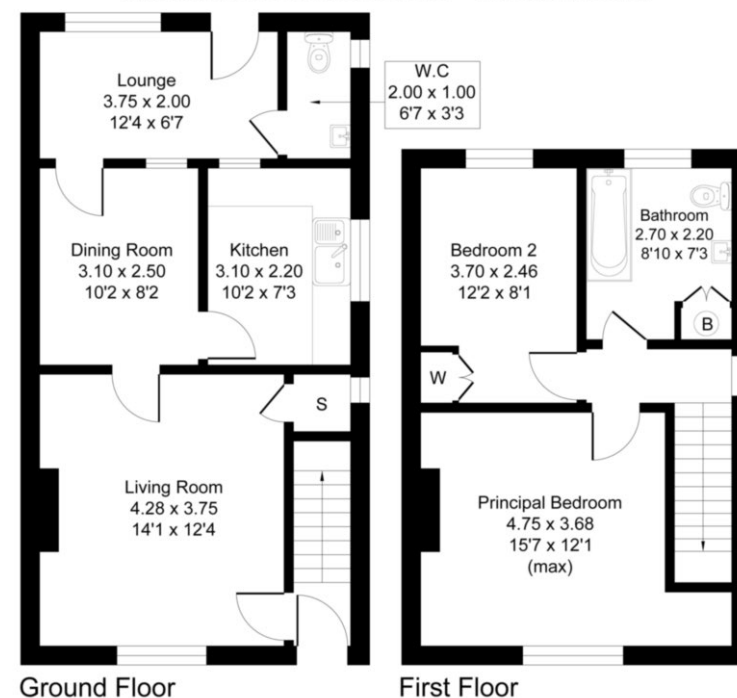


Illustration for identification purposes only, measurements are approximate, not to scale.

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