



**GASCOIGNE
HALMAN**

BARSBANK LANE, LYMM, EPC RATING:- C / COUNCIL
TAX BAND:- C

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £325,000

A traditional mid terrace property in generous westerly gardens with scope to extend and off road parking. NO CHAIN.

Situated within walking distance of the village centre this mid terrace property forms a row of similar housing and stands elevated from the road. Garden fronted with pedestrian access, parking is available at the rear for several vehicles and space for a garage, subject to planning permission. There are generous gardens at the rear and a courtyard which have a westerly aspect.

The accommodation has been well maintained over the years and is still in it's original design so we believe there is great scope to extend, subject to planning permission.

DIRECTIONS

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:- C

ENERGY PERFORMANCE RATING

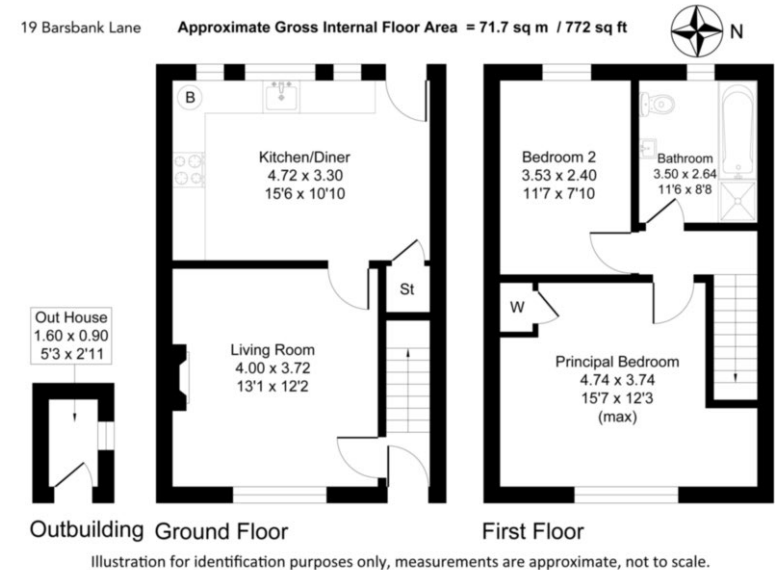
EPC RATING:- C

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

01925758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.