



**GASCOIGNE  
HALMAN**

HIGH LEGH ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT





## HIGH LEGH ROAD, LYMM

**£425,000**

A comprehensively refurbished and extended property in idyllic surroundings on the edge of the village overlooking open countryside.

Beautifully refurbished and extended home

Stunning open plan dining kitchen with island

Lovely living room with fitted furniture and log burner

Useful utility room and WC

Landscaped gardens and ample off road parking

Overlooks super open countryside





Lying on the very edge of the village and overlooking wonderful open countryside, this traditionally constructed semi-detached home has been comprehensively refurbished and extended to exacting standards providing stunning accommodation. Approached over a wide graveled driveway there is plenty of off road parking whilst to the rear enclosed landscaped gardens of a good size laid to lawn with terraced paving providing an ideal area for Al-fresco dining easily accessed by the wide bi-folding doors from the kitchen.

Over recent years the house has been extended by way of a single storey gable end construction along with considerable changes internally which now provides for more open plan living. Only an internal inspection can one fully appreciate the quality fixtures and fittings used especially the hand built kitchen with integrated appliances and matching island. This space is now largely open plan to the living room with fitted cabinets and log burning stove. Usefully there is a utility room and WC. There are three bedrooms and a classic white bathroom complimented by lovely decorations.

#### DIRECTIONS

SAT NAV WA13 0RT

#### 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.



31 High Legh Road

Approximate Gross Internal Floor Area = 87.9 sq m / 947 sq ft



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

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