



**GASCOIGNE
HALMAN**

WHITESANDS ROAD, LYMM, EPC RATING:- D /
COUNCIL TAX BAND:- C

THE AREAS LEADING ESTATE AGENT

| £340,000

Occupying a generous corner plot a bright and airy traditional family home with a kitchen diner extension.

This attractive, post war, semi-detached, family home has been extremely well maintained over the years and more recently has been extended to the gable end and rear elevation making a much larger open plan dining kitchen. Generous gardens lie to three sides as the house sits at the end of the road on a corner plot with a pleasant aspect to the front. A double driveway provides off road parking, although there is no dropped kerb. The house offers further great potential to extend given the corner plot, subject to the necessary planning permissions being obtained.

Internally the accommodation is bright and airy, fashionably decorated throughout and ready for to move straight into. There are hard wood effect floors to the entrance hall, and dining kitchen which has a range of modern units and integrated appliances. There is a living room to the front and on the first floor three bedrooms and a smart white bathroom.

DIRECTIONS

SAT NAV WA13 9LF

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:- C

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 = 83.4 sq m / 898 sq ft

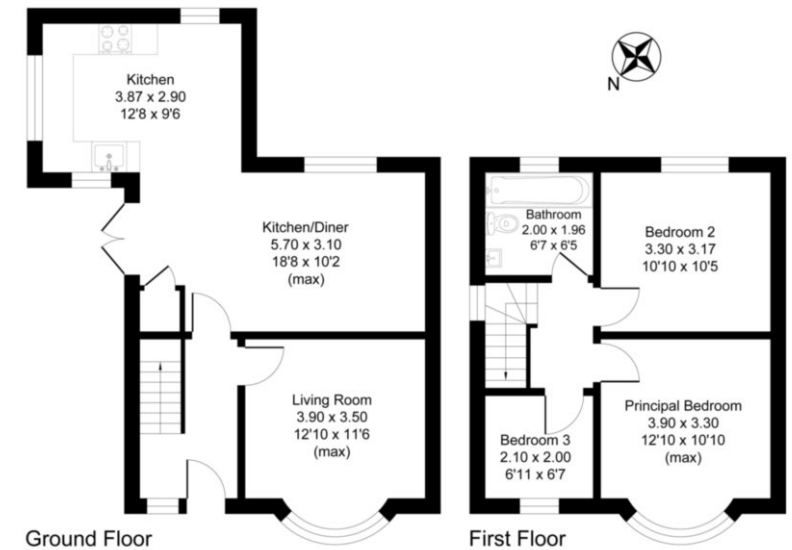


Illustration for identification purposes only, measurements are approximate, not to scale.

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**GASCOIGNE
HALMAN**

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