



**GASCOIGNE  
HALMAN**

ALBANY ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

**O/O £350,000**

A well presented and extended semi-detached bungalow towards the head of a cul-de-sac close to the village and canal. NO CHAIN.

Situated towards the head of a convenient cul-de-sac, this post war semi-detached bungalow has been extended to the rear elevation and had a loft conversion which overall now provides a more spacious and open-plan feel. Gardens lie to the front and rear the latter of a good size with a patio and are enclosed. There is ample off road parking and a large timber shed with electricity.

Available with immediate vacant possession the accommodation has been well maintained over the years and fitted with a modern, white high gloss kitchen with integrated appliances and a smart white shower room. The property is well decorated throughout and ready to move straight into.

#### **DIRECTIONS**

SAT NAV:- WA13 9LP

#### **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**

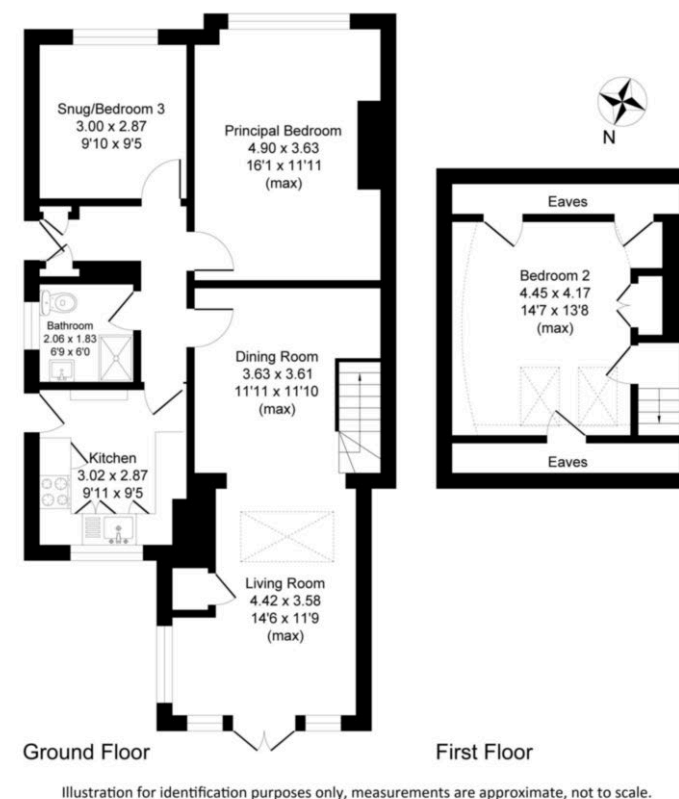
Viewing strictly by appointment through the Agents.

#### **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.

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.

**Approximate Gross Internal Floor Area = 95.6 sq m / 1029 sq ft**



#### **LYMM OFFICE**

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