



**GASCOIGNE  
HALMAN**

RECTORY LANE, LYMM, EPC RATING:- D / COUNCIL  
TAX BAND:- D

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THE AREAS LEADING ESTATE AGENT





## RECTORY LANE, LYMM, EPC RATING:- D / COUNCIL TAX BAND:- D

**£535,000**

A comprehensively refurbished and extended 1930's family home located on a prime road just minutes from the village, Lymm Dam and excellent schools. NO CHAIN.

Stunning traditional home with contemporary finish

Located on one of Lymm's prime roads, within the Conservation Area, just minutes from the village and Dam

Comprehensively refurbished and extended, almost like new!

Superb open plan living dining kitchen with island and appliances

Lovely and generous private gardens with a wooded rear aspect

NO CHAIN





Standing elevated from Rectory Lane, one of Lymm's prime roads forming part of the Conservation Area of the village which is just a few minutes walk away, this traditionally designed 1930's semi-detached family home has been comprehensively refurbished and extended. It lies in generous gardens to the front and rear the latter have a lovely and private wooded aspect towards Lymm Hall, complete with a full width terrace ideal for alfresco entertaining. Ample off road parking has been made available for several vehicles on the paved driveway.

Internally the ground floor plan has been altered and extended ideal for modern day living and features a super open plan living dining kitchen with matching island and numerous integrated appliances. It also has a huge lantern skylight and full width bi-fold doors onto the terrace and gardens. There is a useful utility room and a sitting room to the front and off the hall a cloakroom/WC. On the first floor there are three bedrooms and a smart white bathroom.

#### **DIRECTIONS**

SAT NAV WA13 0AJ

#### **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

#### **ENERGY PERFORMANCE RATING**

EPC RATING:- D

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- D

#### **VIEWING**

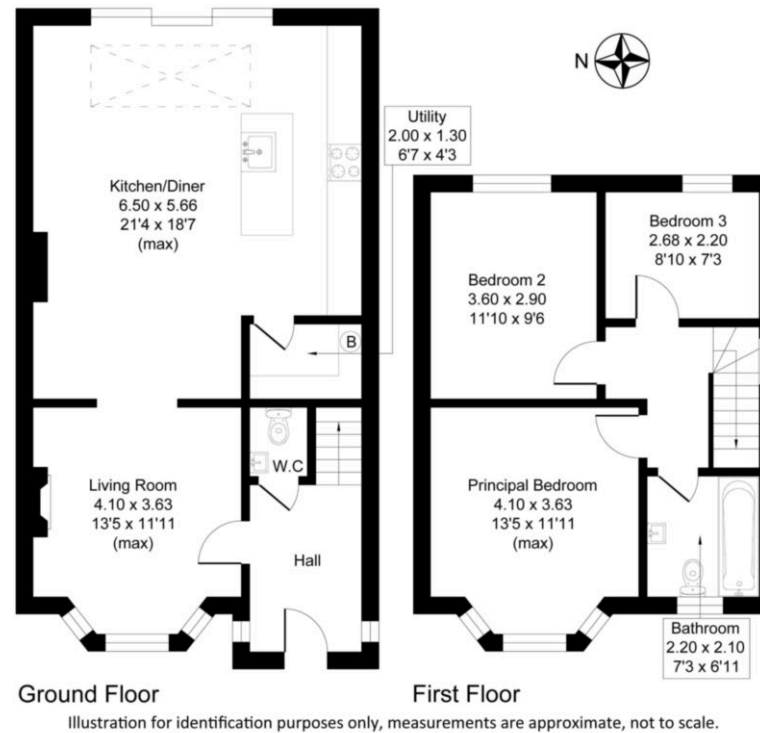
Viewing strictly by appointment through the Agents.

#### **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 = 101.7 sq m / 1096 sq ft



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## LYMM OFFICE

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