



**GASCOIGNE
HALMAN**

WOODYATT WAY, LYMM

THE AREAS LEADING ESTATE AGENT



WOODYATT WAY, LYMM

£775,000

An almost new detached family home, the largest style on this highly desirable and convenient development, just a short walk away from the village and excellent schools.

Almost new, detached, double fronted family home, about 2312 sq ft

Highly desirable and convenient development constructed by Messrs Bellway Homes

Two principal reception rooms, media wall and super open plan living dining kitchen

Four generous, double bedrooms, walk through wardrobe and three bathrooms (two en-suite)

Generous and private gardens with full width terracing and a southerly aspect

Sizable driveway for numerous vehicles and detached double garage

Within a short walk of the village, the Trans Pennine Trail and Bridgewater canal

Superbly located for excellent primary and secondary schools



Occupying one of Lymm's newest developments, known as Sandstone Brook by Messrs Bellway Homes, this detached family home is one of, if not the largest property available providing almost new accommodation of about 2312 sq ft including a detached double garage. The handsome double fronted elevations stand in generous, enclosed and private gardens which have a southerly aspect to the rear.

The central reception hallway is most welcoming and complete with a large cloakroom/WC. There are two principal reception rooms with bay windows to the front, the larger featuring a media wall and French doors to the rear terrace and gardens. At the back of the house there is a super, open plan, living dining kitchen with matching island and numerous integrated appliances. There is ample space for a table, chairs and a sofa and again has French doors onto the terrace and gardens. A useful utility room competes the ground floor. The first floor provides four double bedrooms, the principal is large with a sitting area, walk through wardrobe and en-suite shower room. There are two further bathrooms one en-suite to the second bedroom.

DIRECTIONS

SAT NAV WA13 9DF

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 - Service Charge £350 pa

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC RATING:- B

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 = 214.7 sq m / 2312 sq ft

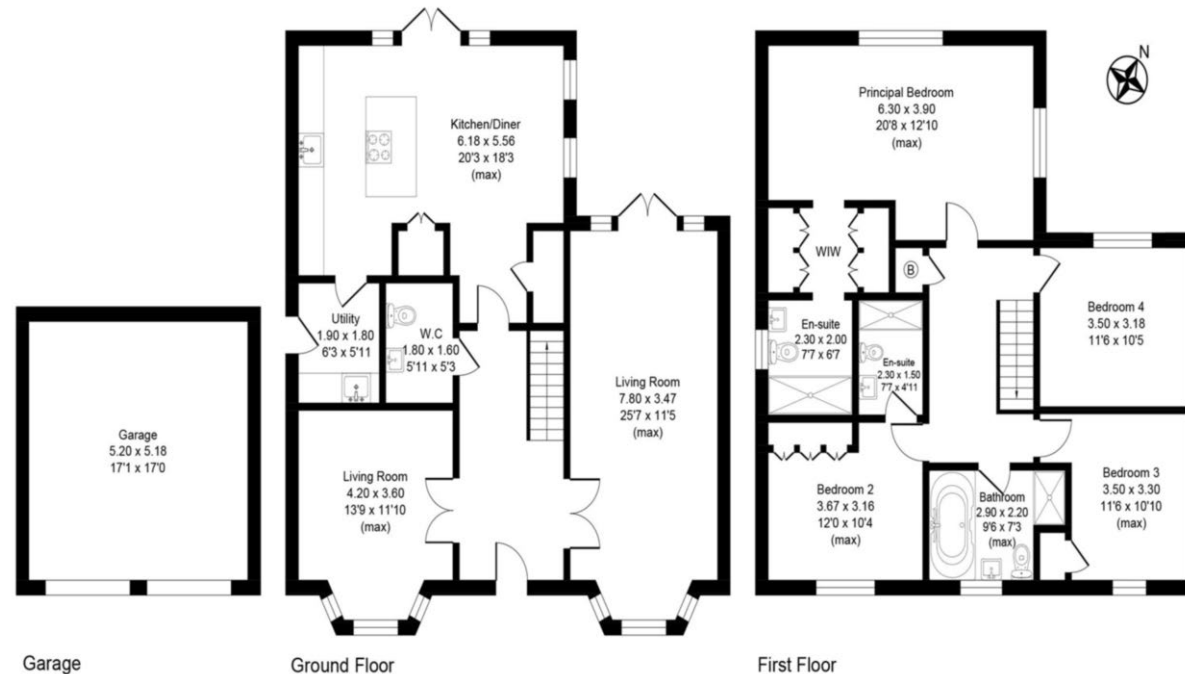


Illustration for identification purposes only, measurements are approximate, not to scale.

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