



**GASCOIGNE  
HALMAN**

RUSHGREEN ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

## OFFERS OVER £270,000

Charming 2 Bed Terrace with Driveway and Garden on Rushgreen Road, Lymm - No Chain!

Situated on Rushgreen Road in the desirable semi-rural village of Lymm, this charming two-bedroom terraced property is now available for sale and is offered chain free! Boasting a Freehold tenure, this property is ideally located for any buyer looking to enjoy the fantastic local amenities that Lymm as a semi-rural village has to offer.

Upon entering, you are greeted by an inviting open plan kitchen/living room, ideal for both relaxing and entertaining. The property further benefits from two well-appointed bedrooms and a family bathroom with shower over bath.

Externally, the property features a driveway for convenient off-road parking, as well as a good sized garden offering a tranquil outdoor space.

Conveniently located close to Lymm village amenities, this property is offered with no onward chain, making it an attractive opportunity for those looking to settle in this sought after area.

Contact us now to arrange a viewing and secure your chance to own this delightful terraced property on Rushgreen Road.

### DIRECTIONS

SAT NAV WA13 9QH

### 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

### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

### VIEWING

Viewing strictly by appointment through the Agents.

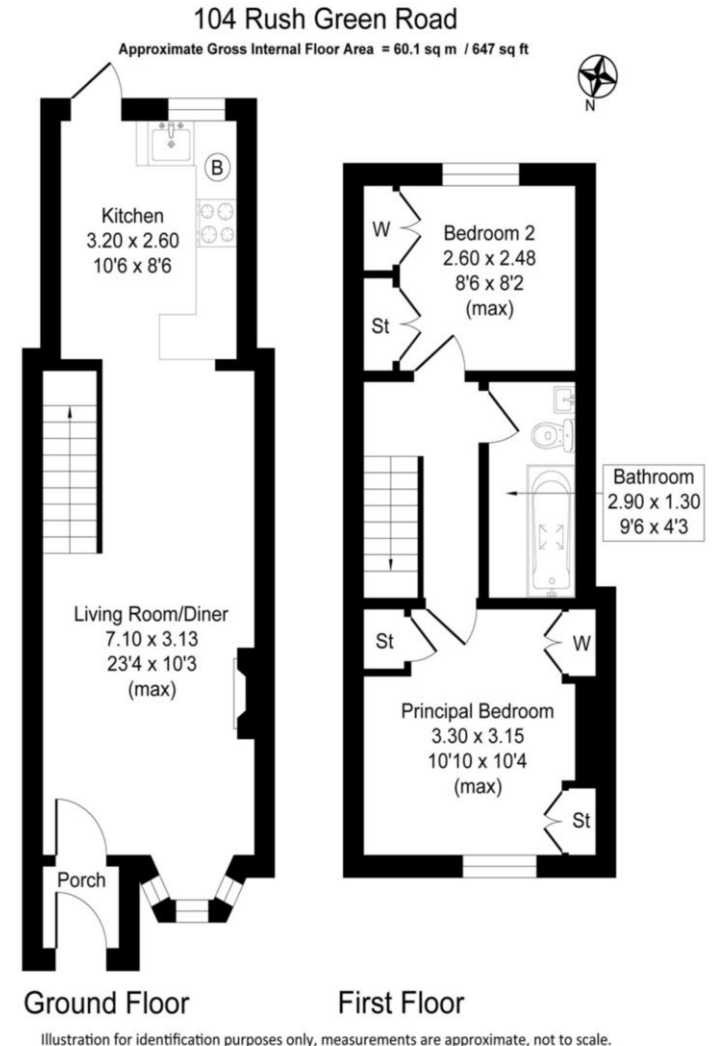
## LYMM OFFICE

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