



**GASCOIGNE
HALMAN**

CLOVERFIELD, LYMM, EPC RATING:- TBC / COUNCIL
TAX BAND:- G

THE AREAS LEADING ESTATE AGENT



CLOVERFIELD, LYMM, EPC RATING:- TBC / COUNCIL TAX BAND:- G

£780,000

A spacious five / six Bed Family Home in a courtyard gated development of 8 houses in Lymm Village.

Contemporary styled 5/6 bed / 2 bath detached property

Spacious layout approaching 2000 sq ft arranged over 3 floors.

Stylish open plan kitchen / living area with island and modern appliances

Within a short walk of Lymm village, the Bridgewater Canal and the Trans Pennine Way

Home Office / Study and Cloakroom/WC





Welcome to Cloverfield, Lymm - a stunning family-friendly home that offers the perfect blend of comfort and style for family living. This modern, detached property boasts five bedrooms, making it ideal for a growing family.

The spacious layout spans over three floors, providing ample living space for the whole family to enjoy. The open plan modern kitchen and dining room is perfect for entertaining guests or simply relaxing with loved ones. Need a quiet space to work or study? The office/study/bedroom offers the ideal retreat for productivity alongside the added convenience of a downstairs WC.

Step outside and discover a large lawned garden, offering plenty of space for children to play and for adults to unwind. The property also features an integral garage, providing secure parking and additional storage options.

Located in close proximity to Lymm village, residents can enjoy easy access to local amenities, including a supermarket for convenient shopping. Families will appreciate the property's proximity to Lymm High School and Oughtrington Primary School on the doorstep.

Don't miss the opportunity to make this family-friendly haven your own. Priced at £780,000, this property is a true gem in the heart of Lymm. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.

DIRECTIONS

SAT NAV WA13 9WB

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.

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- G

TENURE

Freehold

ENERGY PERFORMANCE RATING

TBC

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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





TOTAL: 1863 sq. ft.
 FLOOR 1: 575 sq. ft., FLOOR 2: 645 sq. ft., FLOOR 3: 643 sq. ft.
 EXCLUDED AREAS: GARAGE: 89 sq. ft., PORCH: 24 sq. ft., FIREPLACE: 8 sq. ft.
 FLOOR PLAN CREATED BY CUBICASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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