



**GASCOIGNE
HALMAN**

HIGHFIELD ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



HIGHFIELD ROAD, LYMM

£425,000

Charming Four Bedroom Semi-detached on Highfield Road, Lymm!

4 Bedroom Semi detached

Garage

Converted loft room

Close proximity to Lymm Village

Driveway

Good sized low maintenance garden

Conservatory

Extended kitchen

Two reception rooms



Situated on Highfield Road in the sought-after area of Lymm, this impressive four bedroom semi-detached property is now available for sale. Boasting a freehold tenure, this spacious home offers a comfortable and spacious living throughout.

Upon entering, you are greeted by an entrance porch leading through to the bright and welcoming entrance hallway, two well proportioned reception rooms, a good sized kitchen, conservatory and downstairs WC. To the first floor three bedrooms with a family bathroom and separate WC. The property also benefits from a converted loft room which is the fourth bedroom.

The property features a generous low-maintenance garden alongside a driveway for parking. The property benefits from an integral garage providing convenient parking and storage.

Priced at £440,000, this property presents a fantastic opportunity to own a charming and well-maintained home in a desirable location. Don't miss out on the chance to make this property your own.

DIRECTIONS

SAT NAV - WA13 0DS

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 - Band D

ENERGY PERFORMANCE RATING

EPC - D

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.

Approximate Gross Internal Floor Area = 143.2 sq m / 1542 sq ft

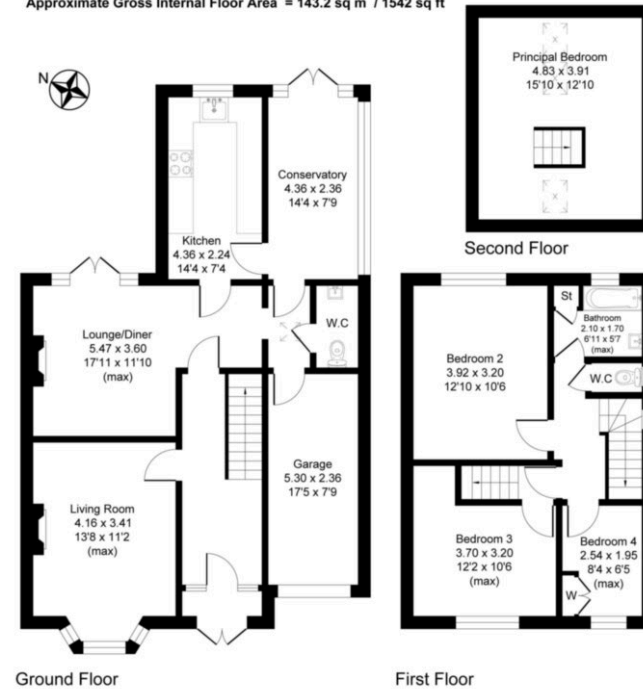


Illustration for identification purposes only, measurements are approximate, not to scale.

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