



**GASCOIGNE
HALMAN**

SCHOOL DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT



SCHOOL DRIVE, LYMM

£470,000

Modern Luxury Living in Lymm - 5 Bed Detached with En-suite Master and Office Room!

Five bedroom detached property

Integral garage

Utility room & office room

Family bathroom

Large rear garden

Second floor master bedroom with en-suite

Fully fitted kitchen

1345 sq ft living space

Driveway

2nd bedroom with en-suite





Situated on the prestigious School Drive in Lymm, we are delighted to present this stunning modern five-bedroom detached house to the market. Boasting a leasehold tenure, this property offers a luxurious living experience with ample space for a growing family.

Upon entering, you are greeted by a spacious interior spanning 1345 sq ft of living space. The property features two reception rooms, ideal for entertaining guests or relaxing with loved ones. The fully fitted kitchen offers modern appliances and sleek finishes throughout.

The property comprises five generously sized bedrooms, with both the primary and second bedroom both enjoying the added luxury of an en-suite bathroom, alongside a family bathroom for added convenience.

Completing this impressive residence is a utility room, an office room for those working from home, and an integral garage providing ample storage. Outside, a driveway offers further parking options, while a large rear garden provides a tranquil outdoor space for relaxation.

Offered at a price guide of £470,000, this property is a rare find in the sought-after location of Lymm. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

DIRECTIONS

SAT NAV WA13 9UR

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

Leasehold 250 years lease, 230 yrs left
Current Annual Service Charge - approx £200

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- F

VIEWING

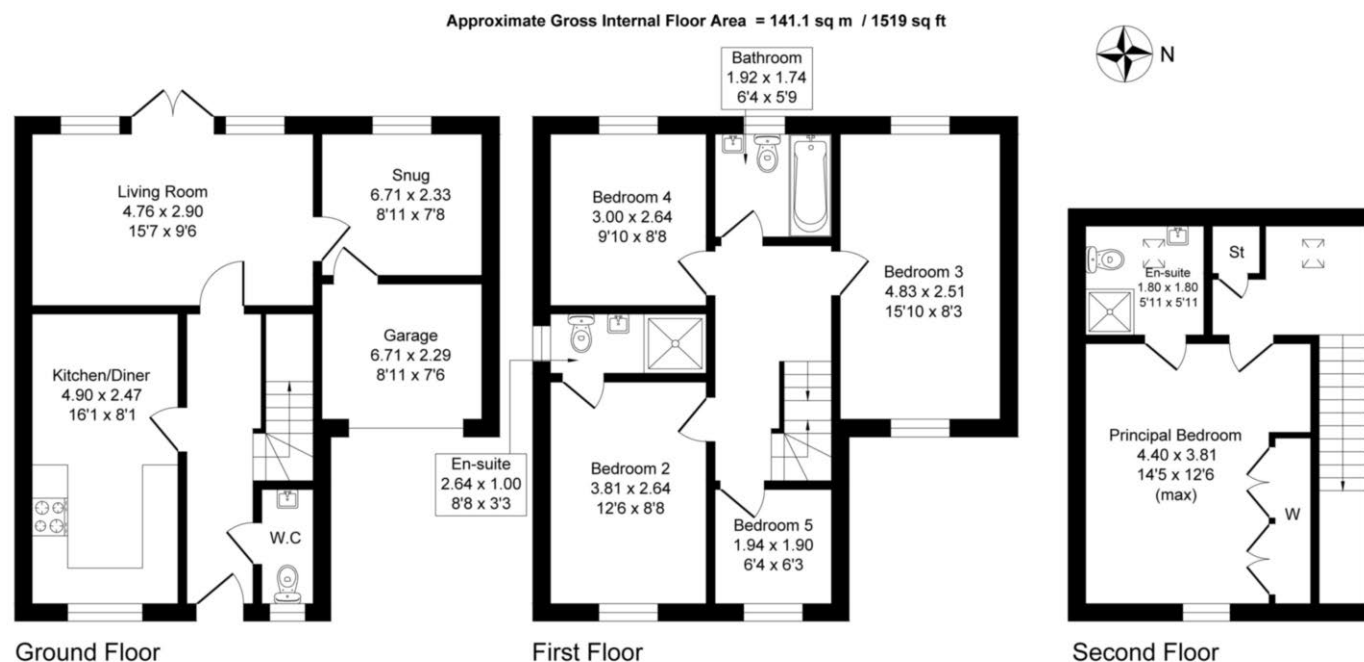
Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

EPC RATING:- C



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LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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