



**GASCOIGNE
HALMAN**

WHITBARROW ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £375,000

Situated on the desirable Whitbarrow Road in Lymm, this freehold property offers a spacious and comfortable living environment. This beautifully extended semi-detached house boasts four bedrooms, two bathrooms, and two reception rooms, providing ample space for a growing family.

DESCRIPTION

Spanning over 1457 sqft, this property also features a shower room, a family bathroom, and a substantial double garage, offering substantial storage options. The front, rear, and side gardens provide a serene outdoor space, while the driveway can accommodate multiple cars, ensuring convenient parking for residents and guests.

Conveniently located near Lymm village and the prestigious Lymm golf club, this property offers easy access to a range of amenities and leisure activities. Don't miss the opportunity to make this well-appointed residence your new home. Contact us today to arrange a viewing and experience the charm of Whitbarrow Road for yourself.

DIRECTIONS

SAT NAV WA13 9AY

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:- E

ENERGY PERFORMANCE RATING

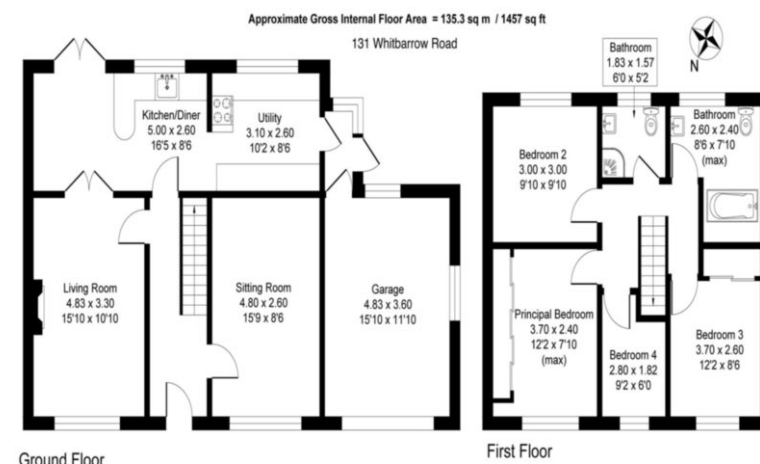
EPC RATING:- C

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.



LYMM OFFICE

01925 758 345

Lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire, WA13 0HP

**GASCOIGNE
HALMAN**

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.