



**GASCOIGNE
HALMAN**

WARBURTON CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £450,000

Situated on the desirable Warburton Close in Lymm, this impressive heavily extended three-bedroom semi-detached property is now available for sale. Boasting a Freehold tenure, this property offers a spacious and modern living space ideal for both families and professionals.

Upon entering, downstairs you are greeted by a substantially extended layout that includes a good sized livingroom with feature log burner, study/ downstairs bedroom, a fully integrated open plan living kitchen/ dining room which creates an open and bright living space for enjoying time with friends and family.

In addition to the three first floor bedrooms, this property also features a downstairs utility/WC for added convenience. Outside, a landscaped garden, with patio and lawned area, alongside a large garden shed for added storage. The property also benefits from a driveway with space for multiple cars ensuring parking is never an issue.

Located just a short distance from Lymm village, residents can enjoy easy access to the Trans-Pennine trail, offering opportunities for outdoor activities and leisurely strolls. With a price guide of £450,000, this property presents a fantastic opportunity to own a stylish home in a sought-after location.

DIRECTIONS

SAT NAV WA13 9QE

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:- D

ENERGY PERFORMANCE RATING

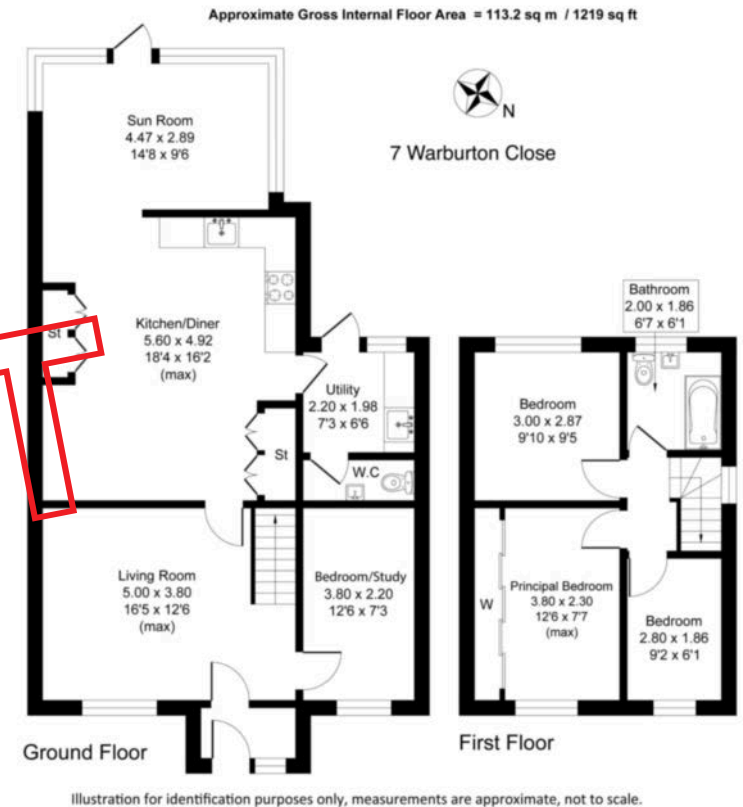
EPC RATING:- C

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

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