

**GASCOIGNE
HALMAN**

WOODBINE ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £395,000

SERVICES (NOT TESTED)

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

Upon entering, you are greeted by two good sized reception rooms including the substantial kitchen extension, complete with a fully fitted bespoke kitchen that is perfect for culinary enthusiasts. The property features two receptions rooms, offering ample space for entertaining or relaxation. The luxury family bathroom is a highlight, featuring a both a freestanding bath and separate shower for a touch of elegance.

Outside, the property offers a secure private garden, ideal for enjoying outdoor gatherings or simply unwinding in peace. With a driveway capable of accommodating two cars, convenience is at the forefront of this property.

Located within easy reach of Lymm's local amenities and just a short distance from the charming village centre, this property offers the perfect balance of tranquility and accessibility. Priced at offers over £375,000, this is an opportunity not to be missed. Contact us today to arrange a viewing and make this exceptional individual property your own.

DIRECTIONS

SAT NAV:- WA13 9HT

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

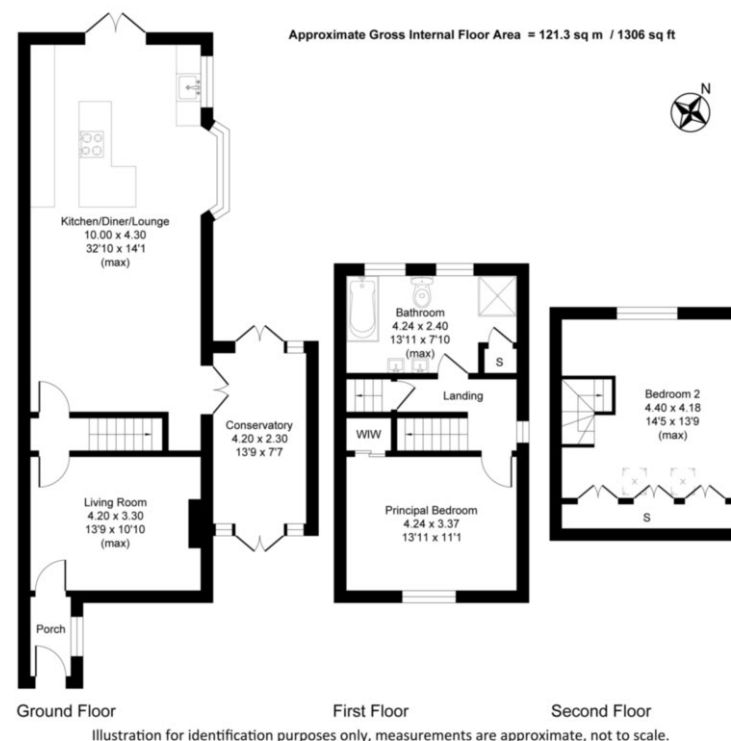
Warrington Borough Council Tax Band:- D

ENERGY PERFORMANCE RATING

EPC RATING:- E

VIEWING

Viewing strictly by appointment through the Agents.



LYMM OFFICE

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**GASCOIGNE
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