



**GASCOIGNE
HALMAN**

RUSHGREEN ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £585,000

This impressive four bedroom detached bungalow is located on the ever popular Rushgreen Road, Lymm and has been thoughtfully extended and modernised by the current owners to create a stylish and versatile home. This unique freehold property combines modern living with practicality in a highly desirable location close to Lymm village and its fantastic local village amenities.

The property boasts two spacious reception rooms which includes a stunning open-plan kitchen/dining area creating a true heart of the home. The kitchen is fitted with high-quality units, integrated appliances and bi-fold doors which providing ample space for entertaining guests and family living. The accommodation is well balanced and spacious throughout with three generous bedrooms and a family bathroom on the ground floor and to the first floor a further fourth double bedroom with an en suite shower room.

Externally, the bungalow sits well back from Rushgreen Road and is hidden behind private gates and mature trees. The a driveway provides ample parking for multiple cars and comes complete with an EV charging point. The rear garden is well maintained and offers excellent outdoor space for relaxation or entertaining.

Priced at £585,000, please contact Gascoigne Halman to arrange your viewing by appointment. This well crafted property is a perfect opportunity to own a sough after bungalow within touching distance of the village of Lymm. Viewing is highly recommended to appreciate the quality of property on offer.

DIRECTIONS

SAT NAV WA13 9QN

LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Wa13 0HP

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:- 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 = 153.9 sq m / 1657 sq ft



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

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