

**GASCOIGNE
HALMAN**

FAIRFIELD ROAD, LYMM, EPC RATING:- TBC /
COUNCIL TAX BAND:- B

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £325,000

DESCRIPTION

Upon entering, you are greeted by a well-appointed livingroom, fitted kitchen, downstairs shower room, storage room and a good sized garden room. The three bedrooms to the first floor provide a comfortable accommodation, ideal for families or those seeking additional space.

Externally, Fairfield Road offers a low-maintenance front garden and a substantial enclosed rear garden which also benefits from a detached single garage for added convenience and storage. Situated just a stone's throw away from Lymm village, residents can enjoy easy access to local amenities and a vibrant community atmosphere.

This property is offered for sale with a Freehold tenure, making it an attractive investment opportunity with the potential for heavy extension (subject to planning approval). With a price guide of offers over £325,000, this property is sure to attract discerning buyers looking for a fantastic property with the potential for further enhancement. Don't miss the chance to make this property your own and enjoy the lifestyle it offers in this desirable location.

DIRECTIONS

SAT NAV:- WA13 0JW

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:- B

ENERGY PERFORMANCE RATING

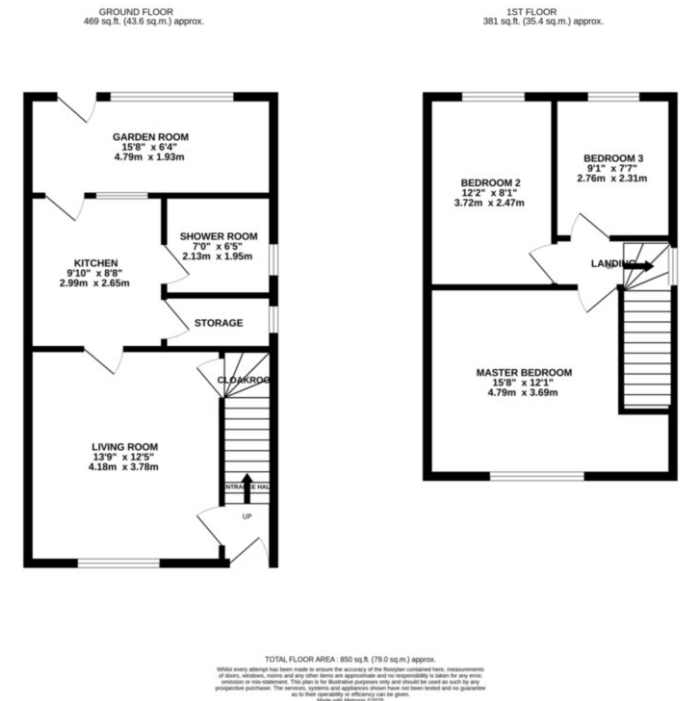
EPC RATING:- tbc

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 758345

lymm@gascoignealman.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.