



**GASCOIGNE
HALMAN**

WEASTE LANE, THELWALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £400,000

Situated in the tranquil rural setting of Weaste Lane, Thelwall, Warrington, this modern three-bedroom terraced townhouse offers a peaceful retreat while still being conveniently located.

Upon entering the property, you are greeted by two reception rooms, a conservatory, and a fully fitted kitchen, providing ample space for relaxation and entertainment. The property boasts three good-sized double bedrooms, ideal for a growing family or those in need of extra space.

The family bathroom and downstairs WC offer convenience, while the mature private enclosed garden provides a serene outdoor escape. Additionally, a driveway and garage offer parking solutions in this sought-after location.

With a floor area of 1,426 square feet, this property offers a comfortable living space in a desirable area. Properties on Weaste Lane don't come to market often which is a testament to its local community and tranquil setting. Don't miss the opportunity to make this house your home. Contact Gascoigne Halman today to arrange a viewing.

DIRECTIONS

SAT NAV WA4 3JR

LOCATION

Thelwall in close proximity to 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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Approximate Gross Internal Floor Area = 132.5 sq m / 1426 sq ft

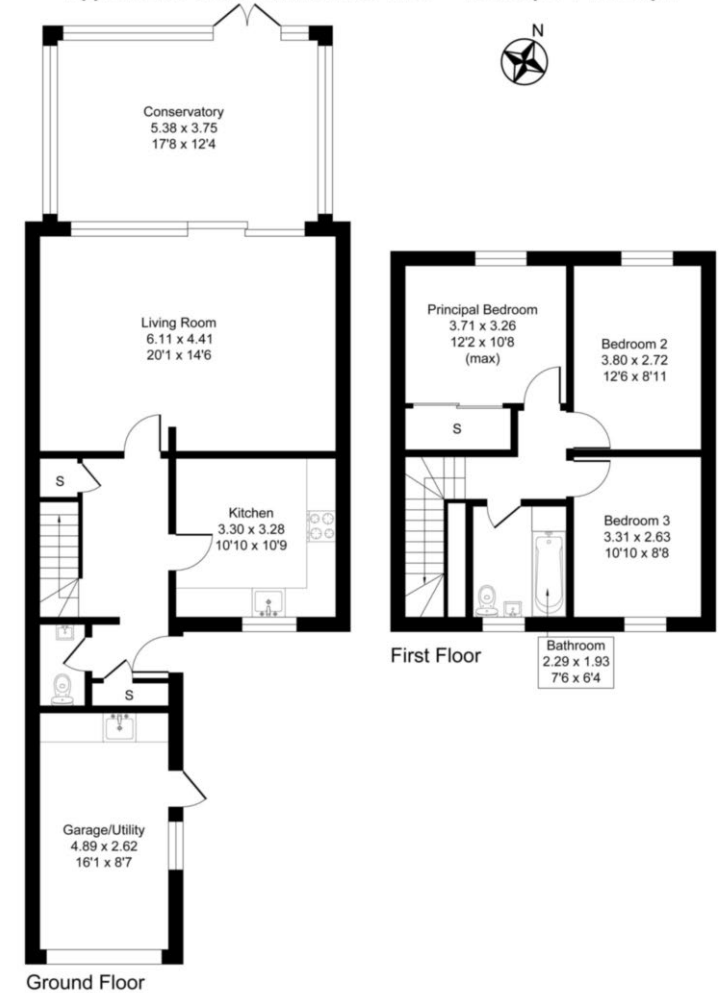


Illustration for identification purposes only, measurements are approximate, not to scale.

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