



**GASCOIGNE
HALMAN**

CHERRY LANE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £445,000

We are delighted to present this charming 1930's semi-detached house located on Cherry Lane, Lymm. Situated in a sought-after area, this property offers a perfect blend of traditional features and modern conveniences.

DESCRIPTION

Upon entering you are greeted by a well appointed entrance hallway, which leads to two generous reception rooms, including a spacious living room with a feature bay window and a separate dining room. The high ceilings and large recently installed UPVC windows throughout create a bright and inviting atmosphere. In addition, a large galley kitchen is perfect for culinary enthusiasts offering ample worktop space and storage.

The property comprises three well-appointed bedrooms, two double and one single offering comfortable accommodation for a growing family or those in need of a home office. The well maintained family bathroom features a shower over the bath, providing convenience and functionality.

Externally, the newly installed and beautifully presented block driveway allows for parking for multiple cars. Alongside a good sized single detached garage offering additional storage. The private westerly facing garden provides a peaceful retreat and offers the perfect sun trap throughout the day.

Located within touching distance from Lymm village and local schools, this property offers a convenient lifestyle within a desirable community.

Don't miss the opportunity to make this delightful property your new home. Contact Gascoigne Halman today to arrange a viewing via appointment.

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.

DIRECTIONS

SAT NAV: WA13 0NN

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC

ENERGY PERFORMANCE RATING

EPC:E

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.

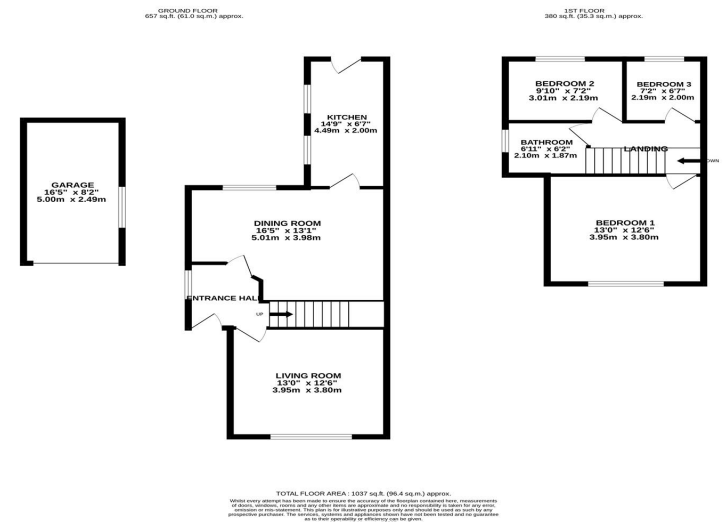
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