



**GASCOIGNE  
HALMAN**

THE POPLARS, LYMM

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THE AREAS LEADING ESTATE AGENT





## THE POPLARS, LYMM

**655,000**

Gascoigne Halman are delighted to present this stunning four bedroom pre-war semi-detached property located in the sought-after road The Poplars, Lymm. Boasting character and original features throughout, this exquisite home offers a perfect blend of traditional charm and modern comforts.





## DESCRIPTION

Upon entering, you are greeted by a spacious open-plan kitchen diner with a open fireplace, ideal for hosting gatherings and creating lasting memories. The sitting room features another real flame open fire, creating a cozy ambiance perfect for relaxing evenings. Additionally, the property offers a versatile downstairs office room/study, providing a convenient space for remote work or quiet study.

The property comprises three bathrooms, including a large family bathroom and downstairs WC, ensuring convenience for busy households. With four double bedrooms, there is ample space for the entire family.

Outside, the property boasts wrap-around garden with a patio and lawned area, perfect for enjoying the outdoors and entertaining guests. Offered chain-free, this home presents a fantastic opportunity for those seeking a move-in-ready property in a desirable location with endless potential.

Don't miss the chance to make this beautiful character property your new home.

## DIRECTIONS

SAT NAV: WA13 9AZ

## 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 EFFICIENCY RATING

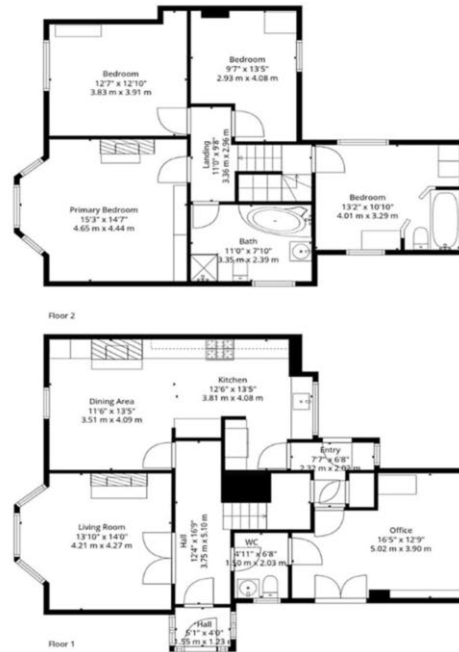
EPC RATING: D

## 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.



**TOTAL: 1693 sq. ft, 157 m2**  
**FLOOR 1: 896 sq. ft, 83 m2, FLOOR 2: 797 sq. ft, 74 m2**  
**EXCLUDED AREAS: WALLS: 130 sq. ft, 12 m2**

Floor Plan Created By Cubicana App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.

## LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Wa13 0HP

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