



**GASCOIGNE
HALMAN**

FOXLEY CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT



FOXLEY CLOSE, LYMM

Asking Price £795,000

Forming part of a small courtyard a highly desirable Cheshire brick built family home within a short walk of Lymm High School and Lymm village.





DESCRIPTION

Situated in the sought after Foxley Close development in Lymm, this modern terraced house presents an attractive family home in a tranquil courtyard setting. Boasting a Freehold tenure, this property offers spacious accommodation spread across approximately 2500 sqft of living space. The ample size and space throughout is a must view to appreciate the quality of property on offer at Foxley Close.

This charming residence comprises four double bedrooms, two bathrooms, and two inviting reception rooms, providing ample space for comfortable living. The large, well-equipped kitchen and utility room offer a seamless flow for everyday living.

Further enhancing the appeal of this property is the inclusion of an integral double garage and driveway with EV charge point, ensuring convenient storage and ample parking options. The private walled garden provides a serene outdoor space, complete with a full insulated summerhouse/garden room featuring under floor heating, ideal for relaxation or working from home.

Conveniently located within walking distance of the highly desirable Lymm High School and village, this property offers a perfect blend of peaceful surroundings and easy access to fantastic local village amenities. With a price guide of £795,000, this residence presents a wonderful opportunity for those seeking a modern family home in a desirable location.

DIRECTIONS

SAT NAV:- WA13 0BS

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:- F

ENERGY PERFORMANCE RATING

EPC Rating: C

VIEWING

Viewing strictly by appointment through the Agents.

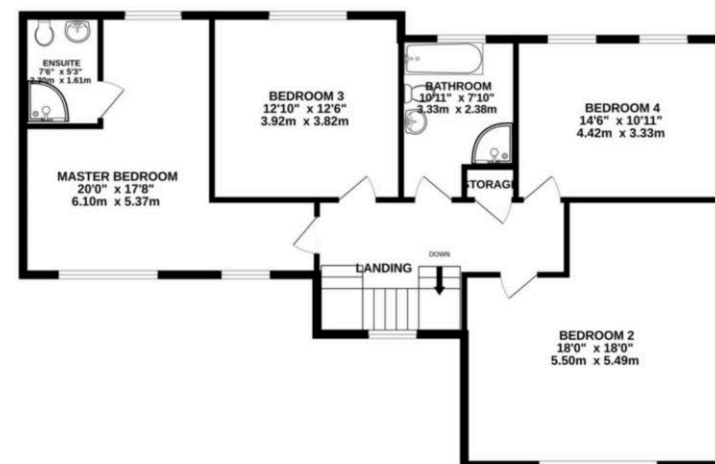
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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