



**GASCOIGNE
HALMAN**

SCHOLARS GREEN LANE, LYMM

THE AREAS LEADING ESTATE AGENT



SCHOLARS GREEN LANE, LYMM

Asking Price £650,000

Situated in the sought after cul-de-sac of Scholars Green Lane in Lymm, this impressive four bedroom detached house is now available for sale. Boasting a Freehold tenure and beautifully extended property offers a perfect blend of space, style, and comfort.





Upon entering, you are greeted by a spacious interior featuring an entrance hallway with downstairs WC, two reception rooms including generous livingroom and separate sitting room. The bespoke open-plan kitchen is a standout feature, complete with fully fitted modern appliances and striking bi-fold doors that lead out to the private enclosed garden, creating a seamless indoor-outdoor living experience.

The property comprises four bedrooms, including a master bedroom with an en-suite shower room, and a family bathroom with shower over bath for added convenience. Additionally, there is a downstairs utility room and office room, providing practicality for everyday living and working from home.

Located in a quiet and extremely popular cul-de-sac, this home offers a peaceful setting with views of open fields, while also being within a short distance to Lymm High School, making it an ideal choice for families. The property also includes a garage for storage space, a driveway for multiple vehicles.

Competitively priced at £675,000, don't miss the opportunity to purchase this heavily extended and well-appointed family home in a desirable location. Contact us today to arrange a viewing and make this property your own.

DIRECTIONS

SAT NAV: WA13 0PS

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 BC

ENERGY PERFORMANCE RATING

EPC: TBC

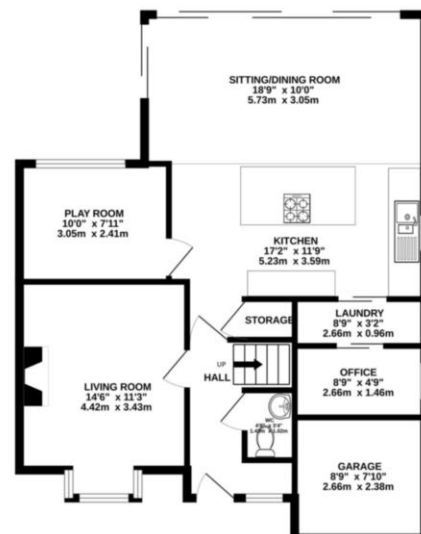
VIEWING

Viewing strictly by appointment through the Agents.

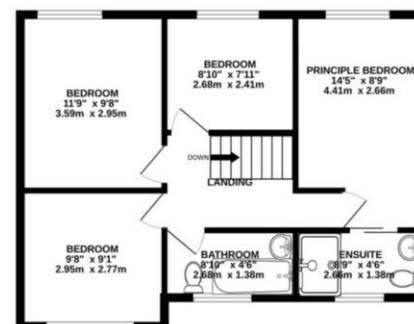
SERVICES (NOT TESTED)

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

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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 for 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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