



**GASCOIGNE
HALMAN**

HIGHFIELD ROAD, EPC RATING:- C / COUNCIL TAX
BAND:- D

THE AREAS LEADING ESTATE AGENT

| £350,000

DESCRIPTION

Upon entering, you are greeted by an entrance hallway leading to two generous reception rooms, a fitted kitchen, and a sunroom/conservatory. The property features three well-proportioned bedrooms (two double, one single) and a generously sized family shower room.

Externally, the property sits well back from the road and benefits from a single garage and driveway providing convenient storage and off-road parking. Additionally, the property benefits from a mature and private enclosed garden, with both a lawn and patio area.

Conveniently situated and offered with no onward chain, this property is an excellent opportunity for those seeking a family home in a desirable location with endless potential. Don't miss the chance to make this house your home. Contact us today to arrange a viewing.

DIRECTIONS

SAT NAV WA13 0DS

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:- D

ENERGY PERFORMANCE RATING

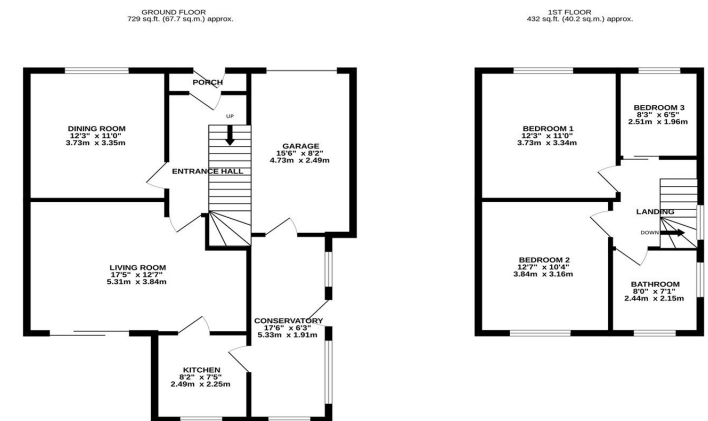
EPC RATING: C

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.



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**GASCOIGNE
HALMAN**

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