



**GASCOIGNE
HALMAN**

BARLEY ROAD, THELWALL

THE AREAS LEADING ESTATE AGENT

Situated on the sought after Barley Road in Thelwall, this impressive freehold property is now available for sale. This modern semi-detached house boasts a stylish and extended design, offering a perfect blend of comfort and functionality. Planning permission granted and drawn up plans to extend to the side should you wish.

This semi detached property has been extended and improved to create a wonderful family home featuring a larger than expected open plan living kitchen diner with vaulted ceiling incorporating roof windows and doors opening to rear garden. The loft has been converted to provide a useful space as a generously sized fourth bedroom or occasional study. There is a good size south facing rear garden which is not directly overlooked at the rear and front there is a double driveway providing off-road parking. The property is well situated on this popular development with local shops.

LOCATION

The property is situated on the outskirts of Thelwall close to the border with Lymm. Thelwall Village itself does have local shopping facilities, together with the nearby villages of Stockton Heath (2 miles) and Lymm (1 1/2 miles), whilst for a wider range of amenities the larger commercial centres of Altrincham and Warrington are readily accessible. For the commuter this is an ideal location with an access point to the M6/M56 motorway network approximately two miles distant and subsequently to Manchester International Airport. A further amenity of the area for fishing and boating

enthusiasts is the Bridgewater Canal Waterway which passes through the Village. Thelwall is also in the catchment area for the very popular Lymm High School.

DIRECTIONS

From our office in the centre of Lymm, proceed up Eagle Brow to the junction with the A56 and turn right into Booths Hill Road. Continue along Booths Hill Road into Camsley Lane and under the M6 motorways as Camsley Lane merges into Stockport Road. Continue along Stockport Road and take the last turning on the right into Stanton Road, then first on the left into Barley Road.

SAT NAV WA4 2EZ

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- C

ENERGY PERFORMANCE CERTIFICATE

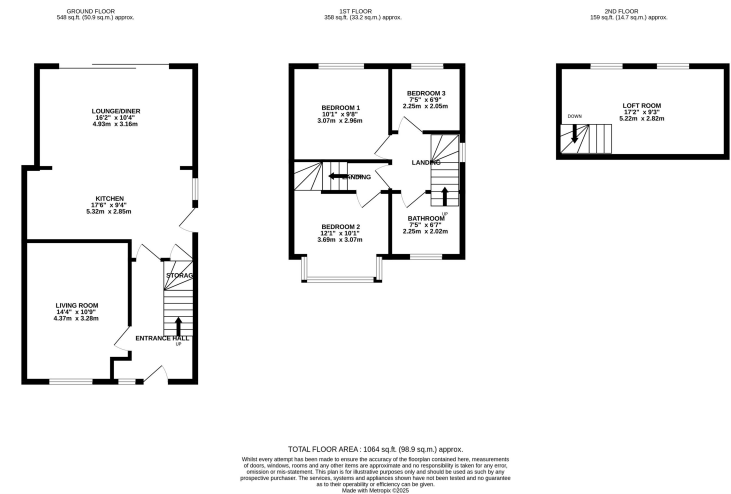
EPC RATING:- D

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.



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 758345
lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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