



**GASCOIGNE  
HALMAN**

BOLLIN DRIVE, LYMM

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THE AREAS LEADING ESTATE AGENT

**ASKING PRICE £335,000**

## DESCRIPTION

The property boasts a classic design and offers fantastic potential, the accommodation beefily comprises of a spacious entrance hallway leading to an open plan living/ dining room, fitted kitchen, three bedrooms (two double, one single and a family bathroom with shower over bath.

The property's good-sized plot includes both mature front and rear gardens, providing ample outdoor space. A detached single garage with an electric door adds further convenience and storage.

This property offers the opportunity for refurbishment to create a bespoke home tailored to your tastes. With easy access to local primary and secondary schools, village amenities and the Trans-Pennine-Trail on your doorstep.

Offered with no onward chain, and with an asking price of £335,000 this property is a rare find with endless potential. Don't miss the chance to make this property your home. Contact us today to arrange a viewing and explore the possibilities this property has to offer.

## DIRECTIONS

SAT NAV :- WA13 9QA

## 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:- 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.

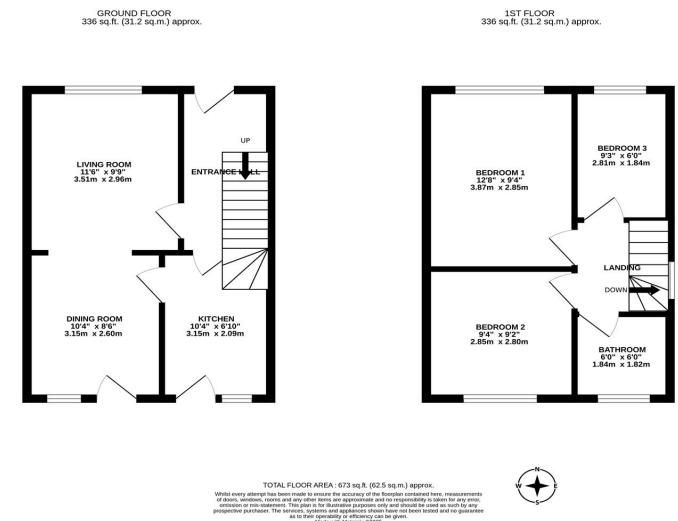
## LYMM OFFICE

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