



**GASCOIGNE
HALMAN**

BROOK ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £750,000

A charming and substantial four bedroom Edwardian property of great character occupying a highly desirable position within touching distance from Lymm village, Trans-Pennine-Trail and Bridgewater Canal.

Understood to have been constructed in the early 1900's, this charming Edwardian family home is located in a highly sought after location touching distance from the village centre. Traditionally constructed of red brick elevations relieved at the upper floor by white rendering and surmounted by a hipped and pitched tiled roof this property is packed full of character, throughout.

A long driveway provides substantial off road parking and there is a single detached garage for added convenience. Established walled and mature trees line to the front for added privacy, whilst to the rear there is a long lawned gardens of a generous size enclosed by well stocked hedging and ornamental trees offering a great degree of privacy.

Internally the accommodation has been sympathetically maintained ensuring many original features are retained throughout. A feature entrance hallway with original stain glass windows greets you upon entry with a lovely wooden staircase to the first floor. There are two ample sized reception rooms, fully fitted kitchen alongside a utility space and WC. On the first floor four generous double bedrooms and two family bathrooms. The property also benefits from a substantial cellar and boiler room with newly fitted boiler system.

This is already a fantastic sized family home, however we believe there is great potential with this property to extend to the side/rear and perhaps even into the roof void (subject to planning permission). This property is well maintained through but offers endless potential. Priced at £750,000 please don't hesitate to make your viewing via appointment.

DIRECTIONS

SAT NAV: WA13 9AH

LYMM OFFICE

01925 758 345

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6 The Cross, Lymm, WA13 0HP

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, 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 a well maintained and picturesque 18-hole golf course with a thriving and friendly club and Highly regarded rugby, tennis and football clubs.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- F

ENERGY PERFORMANCE RATING

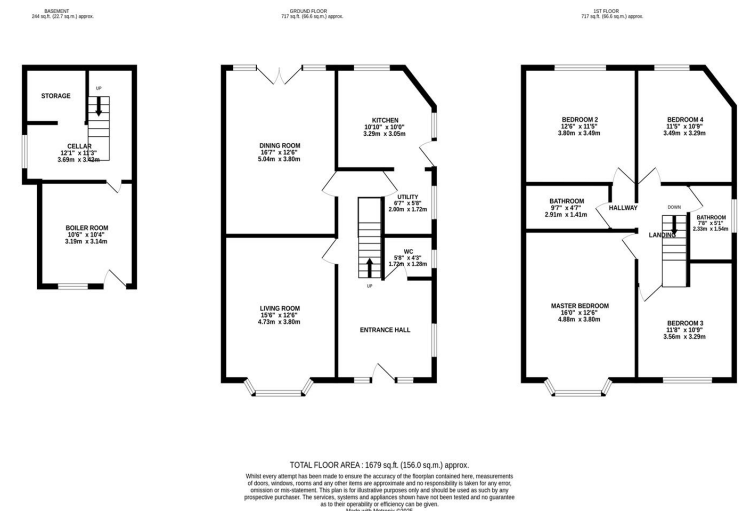
EPC Rating:- E

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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