



**GASCOIGNE
HALMAN**

ELM TREE AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

ELM TREE AVENUE, LYMM



ELM TREE AVENUE, LYMM

Asking Price £525,000





DESCRIPTION

The recently fitted kitchen/diner is a standout feature, combining modern design with functionality, ideal for family meals and social gatherings. Additional accommodation includes two reception rooms, both living room and sitting room, a convenient downstairs WC, three generous double bedrooms alongside a fourth single bedroom, a family bathroom with separate shower and bath catering well to all the needs of a growing family.

Externally, the property benefits from a generous rear garden featuring both a patio and lawn areas. The garage has been fully renovated and currently serves as a home office/ study room, offering flexible workspace to suit modern working arrangements. Furthermore, to the front of the property the recently installed driveway provides ample parking for multiple vehicles.

This property represents a fantastic opportunity to acquire a well appointed family home in a peaceful location. Upon purchase the property has been fully refurbished and renovated to an extremely high standard, which includes a full electrical re-wire, renewed gas fired boiler and heating system in addition to a full window replacement throughout.

The property is within extremely close proximity to Lymm village, touching distance to fantastic local village amenities and local primary and secondary schools. Priced at an asking price of £525,000, early viewing is highly recommended. to appreciate the quality of property on offer.

DIRECTIONS

SAT NAV: WA13 0NL

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: Band D

ENERGY PERFORMANCE RATING

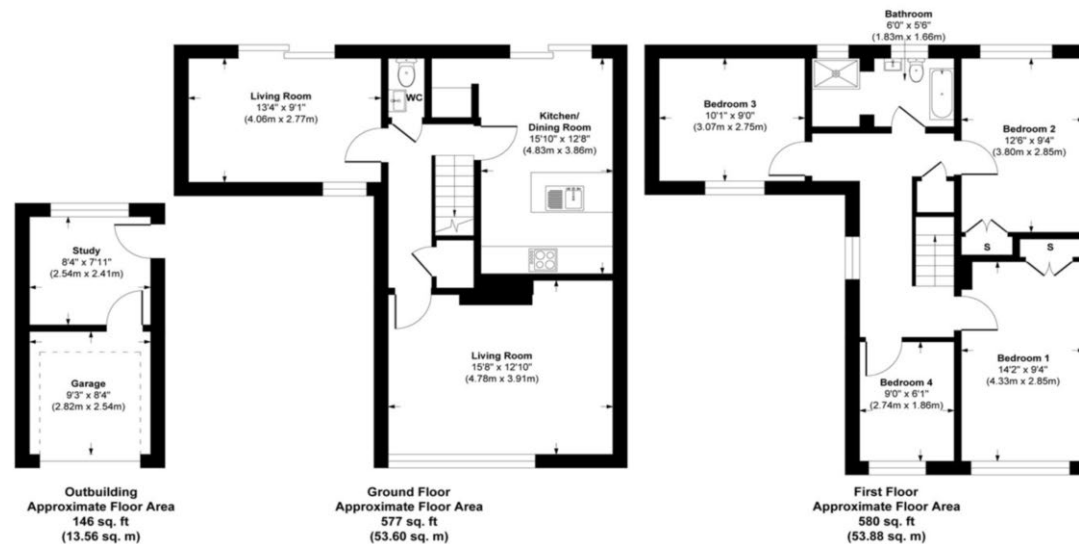
EPC: D

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.



Approx. Gross Internal Area 1303 sq. ft / 121.05 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

**GASCOIGNE
HALMAN**