

# Lymm

## Location

Lymm is home to some outstanding schools. Lymm High School is located in the community. The school accepts students from Lymm and in the surrounding villages and hamlets. It was judged as 'Good' in its 2018 Ofsted inspection.

There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (The Beam Education Trust) in May 2021. The fourth primary school is Cherry Tree Primary School located in the South area of Lymm and at its last Ofsted inspection was rated as 'Outstanding'.

Lymm village centre is a designated conservation area. Lymm Cross, usually known simply as "the Cross", is a Grade I listed structure dating from the 17th century, restored in 1897.

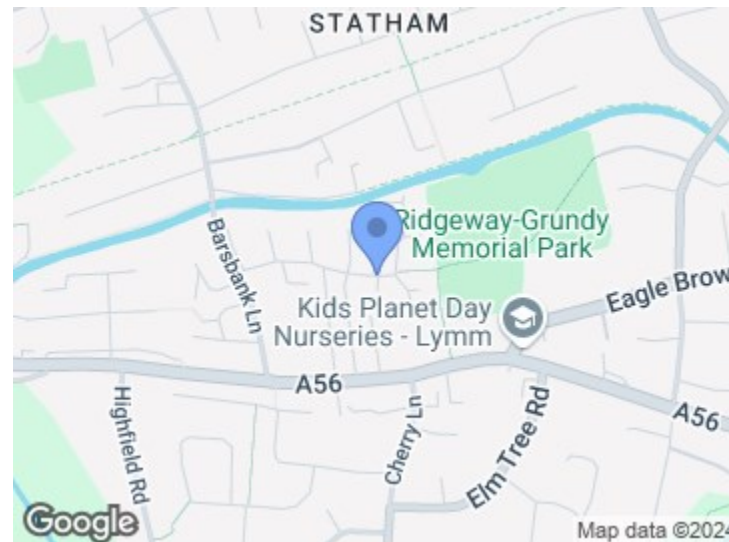
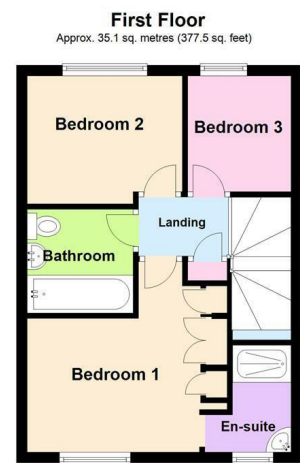
The M56 (junctions 7 and 9) and M6 (junction 20) motorways are both within 3 miles (4.8 km) of Lymm. [21] The conjunction of these motorways with the A50 is known as the Lymm Interchange, and hosts a service station known as the Poplar 2000 services, a well-used truck stop. The A56 also passes just south of the village, connecting the nearby towns of Warrington and Altrincham. [23] The CAT5/5A buses to Lymm from Warrington and Altrincham are frequent on weekdays and Saturdays.

Association football is played at Lymm F.C. (three teams) Lymm Rovers F.C. and Lymm Piranhas J.F.C., whilst Lymm Rugby Union Club fields four teams on a regular basis. There is angling at Lymm Dam and at Meadow View, Whitbarrow Road, Statham, where there are three-man-made lakes stocked with a variety of fish. Angling is represented by the Lymm Angling Club.

Lymm has a number of other sports facilities, including Lymm Golf Club and nearby High Legh Park Golf Club; Lymm Lawn Tennis and Croquet Club; Lymm Oughtrington Park Cricket Club, whose home ground is in the former grounds of Oughtrington Hall, a former ancestral home of a cadet branch of the Leigh



Total area: approx. 70.0 sq. metres (753.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Neighbouring the 'BRIDGEWATER CANAL' | 'MOCK TUDOR' Semi | SUPER CORNER PLOT (See Plan) | GREAT POTENTIAL to Extend. Set within a highly regarded development, this modern semi-detached property comprises a pillared porch, hallway, WC, open plan lounge with feature fireplace, dining room, kitchen, three bedrooms, en-suite to the master and a further bathroom. Gardens, driveway and garage.

# Lymm

## Moston Grove



### Accommodation

Set within this attractive development neighbouring both the 'Bridgewater Canal' and 'Ridgeway-Grundy Memorial Gardens', this charming semi-detached offers an excellent opportunity for a wide range of buyers to shape this investment. Offering accommodation configured in its original format including a pillared, covered porch, hallway, WC, spacious lounge with feature fireplace, dining room with patio doors, fitted kitchen with appliances, three bedrooms, en-suite to the master and a family bathroom. Externally the house sits on a large corner plot providing an opportunity for both improvement and extension to which some close-by properties have done so. Driveway and garage.

### Ground Floor

#### Entrance Porch

7'6 x 3'6 (2.29m x 1.07m)  
Covered pillared porch with a small brick wall.

#### Entrance Hallway

3'6 x 3'0 (1.07m x 0.91m)  
Accessed through a PVC front door with a frosted leaded double glazed circular panel, laminate flooring and ceiling coving.

#### WC

6'7 x 3'8 (2.01m x 1.12m)  
Two piece suite including a low level WC and a pedestal wash hand basin with splash back tiling. Laminate flooring, ceiling coving, frosted PVC double glazed window to the front elevation and a central heating radiator.

#### Lounge

16'1 max x 12'9 (4.90m max x 3.89m)  
A light and airy room with the staircase to the first floor boasting a living flame coal effect gas fire with a marble inset, raised hearth and a wooden surround, laminate flooring, two wall light points, television point, PVC double glazed window to the front elevation, central heating radiator and an archway leading to the:

#### Dining Room

10'0 x 7'3 (3.05m x 2.21m)  
PVC double glazed patio doors opening out onto the rear garden, laminate flooring, ceiling coving, plate rack and a double central heating radiator.



### Kitchen

10'0 x 8'8 (3.05m x 2.64m)  
Fitted with a range of matching base, drawer and eye level units complimented with integrated appliances including a four ring gas hob with an extractor hood above and an oven with a grill below, fridge and freezer. Stainless steel single sink drainer unit with mixer tap set in a heat resistant roll edge work surface with a tile splashback and a wall mounted 'Main System Eco' gas boiler. Under the stairs storage cupboard, space for a washing machine, vinyl flooring, spotlights, ceiling coving and a PVC double glazed window to the rear elevation.

### First Floor

#### Landing

9'4 x 3'8 (2.84m x 1.12m)  
Storage cupboard and loft access.

#### Bedroom One

12'3 x 12'1 (3.73m x 3.68m)  
Fitted with a range of wardrobes providing hanging, shelving and drawer space, wall light point, ceiling coving, PVC double glazed window to the front elevation, television point, central heating radiator and an archway to the:

### En-Suite

6'7 x 5'4 (2.01m x 1.63m)  
Tiled cubicle with a thermostatic shower and a vanity wash hand basin with a chrome mixer tap, splash back tiling and cupboard storage below. Wall mounted mirrored cabinet, ceiling coving, frosted PVC double glazed window to the front elevation, ceiling coving, central heating radiator and an extractor fan.

### Bedroom Two

9'7 x 7'11 (2.92m x 2.41m)  
PVC double glazed window to the rear elevation, ceiling coving and a central heating radiator.

### Bedroom Three

7'1 x 6'5 (2.16m x 1.96m)  
PVC double glazed window to the rear elevation, ceiling coving and a central heating radiator.

### Bathroom

6'6 x 6'5 (1.98m x 1.96m)  
Three piece suite including a panelled bath with a mixer shower head and screen, pedestal wash hand basin with a wall light point above and a low level WC. Tiled flooring, part tiled walls, shaver point, ceiling coving, extractor fan and a central heating radiator.

### Outside

The rear fenced garden is predominantly laid to lawn with lighting and a pathway leading from the garden, behind the garage to the side garden. The front comprises a tarmac driveway leading to the garage with adjacent lawned gardens. In addition, there is a further area set behind the hedgerow towards the corner of the road is also included which could give options to extend or reconfigure.

### Garage

17'2 x 8'7 (5.23m x 2.62m)  
Accessed through an 'up and over' door to the front and a glazed courtesy door to the rear with an adjacent window.

### Tenure

Freehold.

### Council Tax

Band 'C' - £ (2022-2023)

### Local Authority

Warrington Borough Council.

### Postcode

WA13 0HD

### Possession

Vacant Possession Upon Completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.