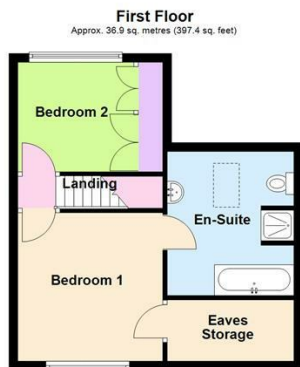




Location

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.

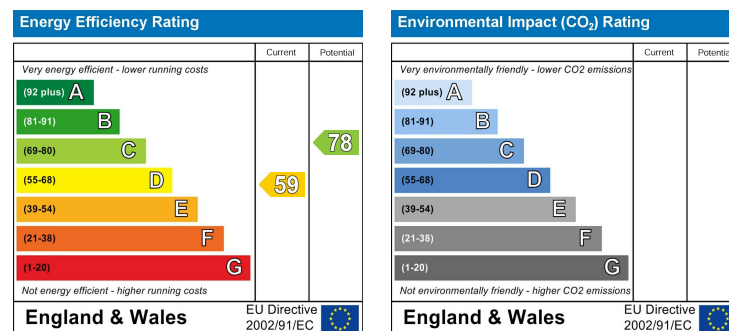
There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (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



EXTENDED DORMER BUNGALOW | MUCH IMPROVED CONTEMPORARY ACCOMMODATION | OPEN-PLAN Dining Kitchen & APPLIANCES | En-Suite with UNDERFLOOR HEATING | DRIVEWAY & GARAGE. Benefitting from many improvements over recent years, this semi-detached property comprises an entrance porch, hallway, lounge, open plan dining room and kitchen complete with appliances and a garden view, bedroom and bathroom. The first floor includes two further bedrooms and an en-suite.

Albany Road



Accommodation

This tastefully appointed dormer bungalow is situated towards the head of the cul-de-sac amongst similar style homes. Having been the result of improvements and extension to both storeys over recent years including but not limited to a replacement kitchen complete with breakfast bar and integrated appliances, in addition to new flooring and PVC double glazed 'French' doors, en-suite extension to the first floor featuring a four piece bathroom suite with underfloor heating, replacement main bathroom, replacement front and rear roofs, replacement windows and landscaped gardens.

The layout of the property is thoughtfully designed, making it accessible and practical for everyday living with accommodation comprising an entrance porch, hallway, lounge with feature solid fuel burning stove, dining kitchen opening into family room / dining room with views over the garden, bedroom and a bathroom. The first floor includes two bedrooms and an en-suite bathroom with underfloor heating.

The dormer style adds an appealing architectural feature, enhancing the overall aesthetic of the home. The surrounding area is known for its picturesque scenery and community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood.

Ground Floor

Entrance Porch

2'11" x 2'9" (0.89m x 0.86m)

Accessed through a PVC double glazed door with feature brick walls, tiled flooring, both gas and electricity cupboards and a glazed timber door leading to the:

Entrance Hallway

7'6" x 6'9" (2.30m x 2.08m)

Staircase to the first floor and a double central heating radiator.

Lounge

15'11" x 11'11" (4.87m x 3.65m)

Solid fuel burning stove set into a recessed chimney breast with a tiled hearth, PVC double glazed window to the front elevation and a double central heating radiator.

Breakfast Kitchen & Dining Room

21'10" max x 13'8" max (6.66m max x 4.17m max)

Fitted with a 'Shaker' style kitchen comprising a range of matching base, drawer and eye level units, in addition to a breakfast bar, complimented by integrated appliances including a four ring electric hob with an oven below and a chimney extractor above, fridge/freezer and a slimline dishwasher. One and a half bowl porcelain sink unit with mixer tap set in a wood effect work surface with a white brick tile splashback and subtly contrasting tiled flooring. Wall mounted 'Vaillant ecoTec Pro' boiler, PVC double window to the rear elevation, PVC double glazed 'French' doors with matching adjacent panels opening out on to the garden, PVC frosted double glazed door to the side elevation, under the stairs storage cupboard and an electric wall heater.



Bedroom Three

9'10" x 9'4" (3.01m x 2.86m)

Double wardrobe providing hanging, shelving and drawer space with sliding doors, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'9" x 6'0" (2.07m x 1.85m)

Modern, white suite including a panelled bath with a thermostatic shower above with rain-shower and retractable heads as well as a screen, vanity wash hand basin with cupboard storage below and an adjacent low level WC. Wood grain effect engineered flooring, part tiled walls, chrome ladder, heated towel rail, inset lighting and a PVC frosted double glazed window to the side elevation.

First Floor

Landing

Inset lighting

Bedroom One

11'10" x 10'11" (3.62m x 3.34m)

Eaves storage, PVC double glazed window to the front elevation and a ceiling fan.

En-Suite Bathroom

10'9" x 9'6" (3.29m x 2.90m)

An excellent addition including a tiled bath with a chrome mixer tap and recessed display shelving, tiled cubicle with a thermostatic shower, vanity wash hand basin with cupboard storage below and a low level WC. Decorative tiled flooring with underfloor heating, double glazed 'Velux' window, chrome ladder heated towel rail, spotlights, extractor fan and a shavers point.

Bedroom Two

11'2" max x 8'2" (3.42m max x 2.50m)

Storage cupboards with shelving, PVC double glazed window to the rear elevation and a central heating radiator.

Outside

The mature rear garden is predominantly laid to lawn featuring a degree of privacy, in addition, there is a stone patio ideal for the hardstanding of garden furniture, greenhouse and well stocked borders. The front again enjoys a garden laid to lawn with well stocked borders set behind a dwarf brick wall set adjacent to driveway parking which leads from the front, along the side and ultimately to the rear.

Garage

Accessed via an up 'n' over door, cold water tap and a window to the side elevation.

Tenure

Freehold.

Council Tax

Band 'D' - £2,304.17 (2025/2026)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA13 9LP

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.