Barsbank Lane, Lymm

£295,000

Lymm

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

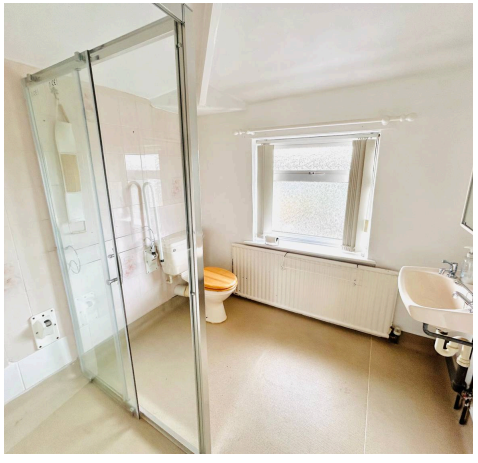
Barsbank Lane

Lymm

Presenting a beautifully positioned two bedroom end of terrace property, offered with no onward chain, set just a short stroll from the heart of Lymm village. This property offers a well proportioned layout, featuring a spacious living area, two comfortable bedrooms, and a practical utility room complemented by an attached storage room. The property sits on a generous corner plot, affording an excellent sense of potential. With scope to renovate and extend (subject to the relevant permissions), this residence provides a rare opportunity to tailor a home to your exact tastes and needs. Proximity to excellent schools and a range of local amenities ensures a convenient and family-friendly lifestyle.

The expansive outside space is a true highlight, with a sizeable garden wrapping around the property, perfect for entertaining or relaxing. The rear access driveway offers secure off-road parking, while the generous plot presents ample room for outdoor activities or future landscaping projects. Mature borders and established lawns create an inviting environment, ideal for children and pets. This outstanding property combines comfort, potential, and a prime location, making it an exceptional choice for discerning buyers.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Barsbank Lane

Lymm

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 Trans Pennine 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.

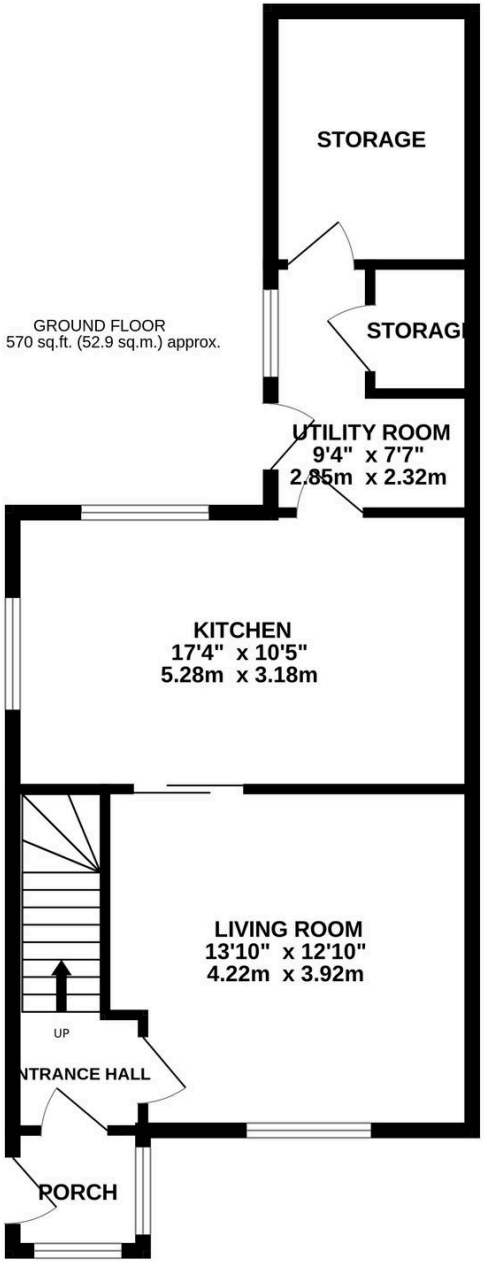
Council Tax band: C

Tenure: Freehold

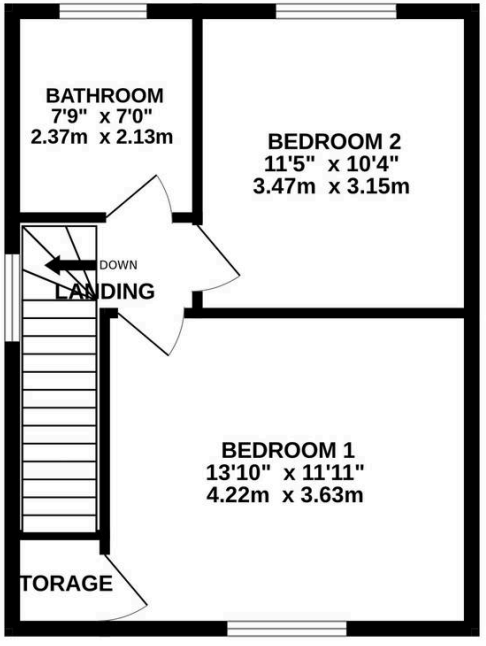
EPC Energy Efficiency Rating: TBC

SAT NAV: WA13 0ER

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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