



**GASCOIGNE  
HALMAN**

WOODLAND AVENUE, LYMM

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THE AREAS LEADING ESTATE AGENT



## WOODLAND AVENUE, LYMM

### Asking Price £675,000

Situated on Woodland Avenue in the highly sought-after area of Lymm, this detached dormer bungalow offers an exceptional opportunity to acquire a spacious family home with considerable potential. Priced at £675,000 and offered as a freehold, the property boasts three to four bedrooms and two well-appointed bathrooms, providing flexible accommodation to suit a variety of needs.

Detached dorm style property

Multiple reception rooms

Recently fitted kitchen with Quartz worktops

Large westerly facing garden with bespoke summerhouse

Large plot with development potential (subject to planning)

Driveway for multiple cars and single garage

Close proximity to Lymm High School





## DESCRIPTION

The interior features two generous reception rooms which overlook the rear garden, including a substantial living room and recently fitted kitchen finished to a high standard with elegant Quartz worktops. The versatile layout allows for comfortable family living and entertaining.

Set on a large plot, the property benefits from a sizeable westerly-facing garden, complete with a bespoke summerhouse, ideal for outdoor relaxation and socialising.

Additionally, there is a driveway providing parking for multiple vehicles and a single garage with an integrated utility room, enhancing convenience.

This property also offers significant development potential, subject to planning permission, making it an attractive prospect for those looking to personalise or extend their home.

Located in close proximity to Lymm High School, this former bungalow combines excellent educational access with a peaceful residential setting. Early viewing is highly recommended to fully appreciate the accommodation and scope on offer.

## DIRECTIONS

SAT NAV: WA13 0BJ

## 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 F

## ENERGY PERFORMANCE RATING

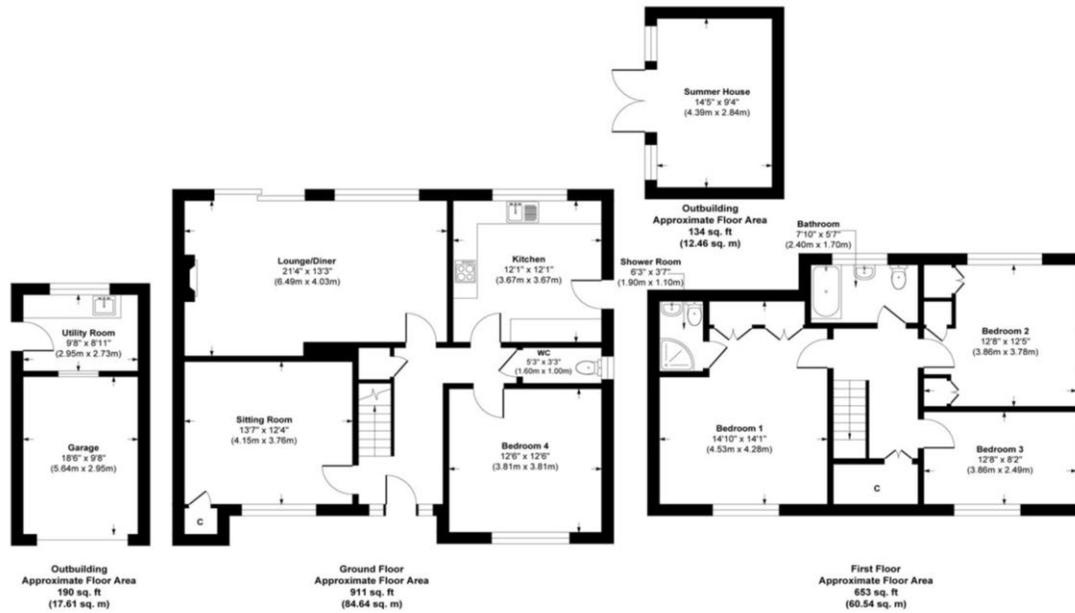
EPC: D

## VIEWING

Viewing strictly by appointment through the Agents.

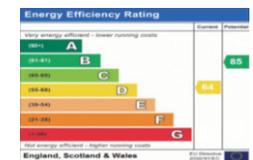
## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



**Approx. Gross Internal Area 1886 sq. ft / 175.25 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.

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