



**GASCOIGNE
HALMAN**

SYCAMORE DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £395,000

Situated on the desirable Sycamore Drive in Lymm, this substantially extended four bedroom semi-detached house offers spacious and versatile living, ideal for modern family life. Boasting approximately 1,500 square feet of well-appointed accommodation.

DESCRIPTION

The property features an open plan kitchen and dining room, spacious living room and a dedicated office/study, providing multiple reception rooms and ample living space.

The ground floor further benefits from a convenient downstairs WC and an integral single garage, enhancing practicality and storage options.

Upstairs, four generously sized bedrooms are complemented by a shared bathroom serving the second and third bedrooms, ensuring comfortable living arrangements for all occupants in addition to the family bathroom with shower over bath.

Externally, the property enjoys a good-sized lawned garden, perfect for outdoor activities and entertaining, alongside a single driveway to the front, offering off-road parking. Offered as a freehold and competitively priced at £395,000, this home represents an excellent opportunity to acquire a substantial family residence in a sought-after location. Early viewing is highly recommended.

DIRECTIONS

SAT NAV - WA13 9AU

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: Tax Band B

ENERGY PERFORMANCE RATING

B

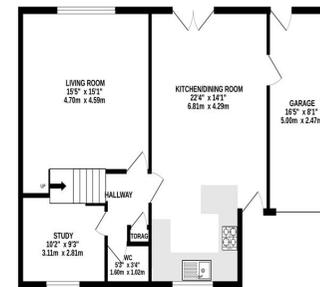
VIEWING

Viewing strictly by appointment through the Agents.

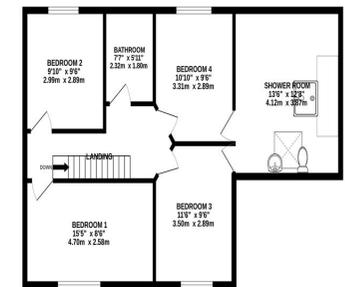
SERVICES (NOT TESTED)

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

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.3 sq.m.) approx.

While 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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LYMM OFFICE

GASCOIGNE HALMAN

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