



**GASCOIGNE
HALMAN**

WOODYATT WAY, LYMM

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £495,000

DESCRIPTION

Presented and finished to an extremely high standard throughout the property features a fully fitted open plan kitchen and dining area, ideal for both family life and entertaining alongside a spacious living room which is beautifully enhanced by a bespoke media wall, creating a stylish focal point to the downstairs living space.

Accommodation includes a ground floor WC for added convenience, three well proportioned bedrooms with the master benefiting from an ensuite shower room, in addition to a modern family bathroom with shower over bath. Externally, the property is situated in a tucked away position on the development and benefits from a private secure garden with picturesque countryside views and a driveway which provides parking for multiple vehicles.

Offered with no onward chain and held on a freehold tenure, this exceptional property combines contemporary design with practical living space, making it an ideal choice for families seeking a quality residence in Lymm with fantastic local schools such as Lymm High School and Oughtrington Primary School in the doorstep. Early viewing comes highly recommended to appreciate the high standard of property on offer.

DIRECTIONS

SAT NAV: WA13 9DF

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 C

ENERGY PERFORMANCE RATING

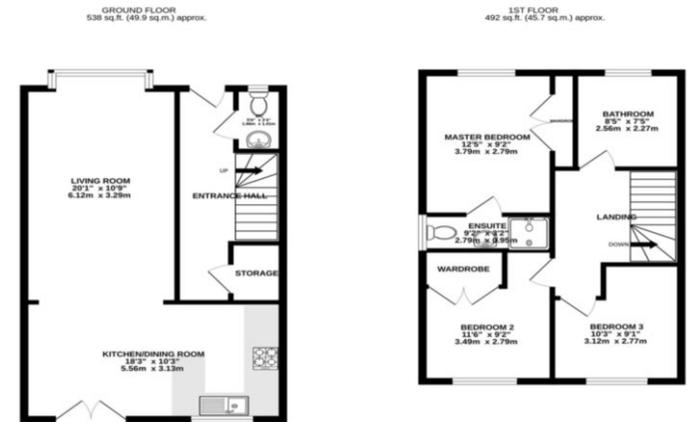
EPC: B

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.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
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LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

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