



**GASCOIGNE
HALMAN**

WEST HEATH GROVE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £310,000

Situated on West Heath Grove, off Whitesands Road, in the highly sought after village of Lymm, this three-bedroom semi-detached property is offered with no onward chain and presents a fantastic opportunity for buyers seeking a spacious family home with the opportunity to update and renovate, subject to planning permissions.

DESCRIPTION

The property currently offers a lounge with feature bay window and dining room leading to a spacious conservatory across the full width of the property, providing functional space for everyday living. On the first floor the accommodation comprises two double bedrooms and one single bedroom, alongside a good sized shower room.

Additional benefits include a driveway providing ample off road parking leading to a detached garage. The location affords fantastic access to Lymm village amenities, reputable local schools, and the scenic Trans-Pennine Trail.

This freehold property is competitively priced at £310,000 and represents an excellent purchase for those looking to enjoy the best of village living with convenient access to surrounding areas. Early viewing is highly recommended.

DIRECTIONS

SAT NAV: WA13 9LQ

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 D

ENERGY PERFORMANCE RATING

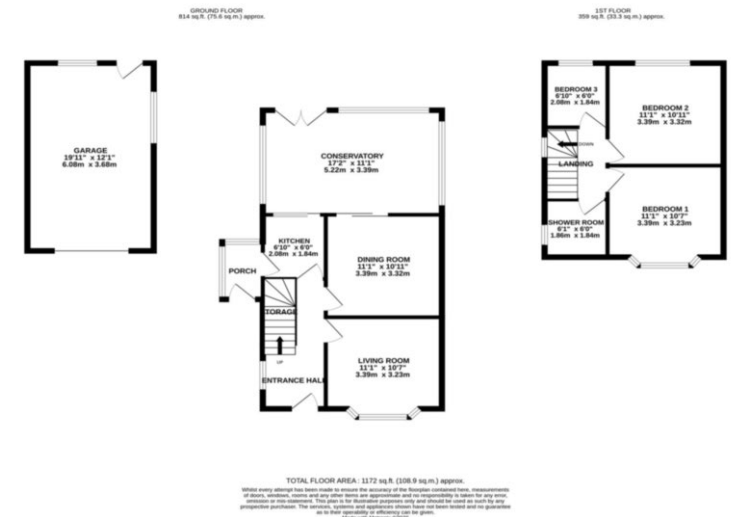
Rating: TBC

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.



LYMM OFFICE

GASCOIGNE HALMAN

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