



Albany Road, Lymm

£375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

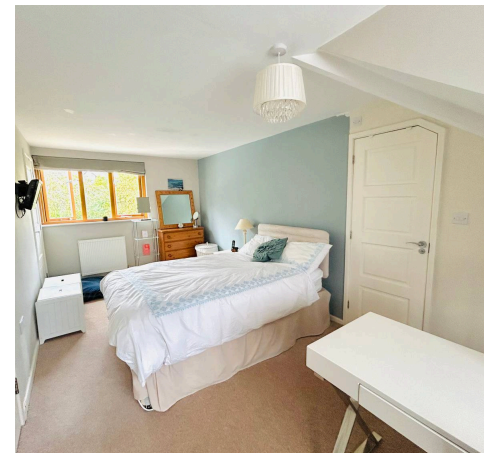
Albany Road

Lymm

Nestled in a sought after residential area within a short distance to the charming heart of Lymm village, this beautifully extended two bedroom semi-detached dormer bungalow offers an exceptional blend of versatile living space. The property welcomes you with a spacious entrance hall leading into an impressive, extended open plan dining kitchen, thoughtfully designed for both everyday living and entertaining. Bi-fold doors seamlessly connect the kitchen to the garden, inviting natural light and creating a harmonious indoor outdoor flow. The ground floor features a generous bedroom complemented by a contemporary family bathroom with shower over bath, offering flexible living arrangements ideal for guests or single level living. Upstairs, the primary bedroom provides a private retreat, complete with a modern ensuite shower room and ample storage.

The outside space is equally impressive, offering a private and mature rear garden that serves as a peaceful outdoor space. Manicured lawn, established shrubs, and thoughtfully landscaped borders create a sense of privacy while the perfectly positioned patio area is perfect for al fresco dining or morning coffee. The garden's generous proportions ensure plenty of space for entertaining and gardening. A secure side gate provides convenient access, and there is ample off road parking to the front of the property.

Throughout, the interiors showcase high quality finishes and a meticulous attention to detail, promising a home that is move in ready. With its proximity to local amenities, schools, and picturesque walking routes on the Trans-Pennine-Trail, this property presents an outstanding lifestyle opportunity in a highly desirable locations



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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.

SAT NAV: WA13 9LP

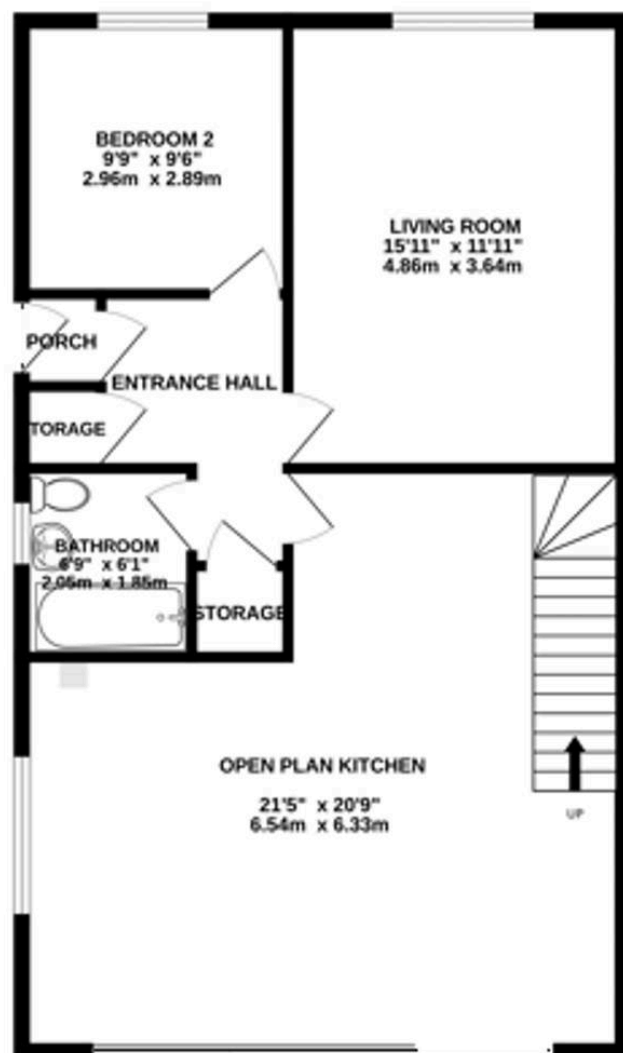
Council Tax band: C

Tenure: Freehold

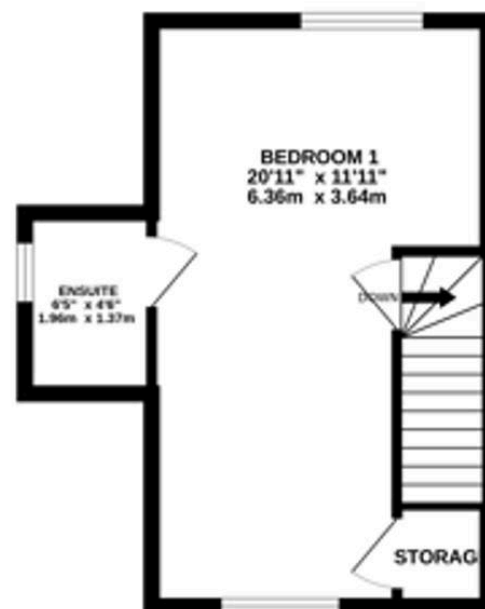
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
787 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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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