



**GASCOIGNE  
HALMAN**

ARLEY GROVE, LYMM

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THE AREAS LEADING ESTATE AGENT



## ARLEY GROVE, LYMM

**Offers over £500,000**

A beautifully presented grade two listed Fustian cottage located in the desirable Arley Grove, Lymm. This charming three bedroom freehold property offers 1,378 square feet of well proportioned living space, combining character, charm, and modern convenience throughout.

Beautiful courtyard driveway and mature garden

Charm and character throughout

Spacious Living room and Dining room

Modern fitted kitchen and utility room

Three double bedrooms with fitted wardrobes

Downstairs shower room

Easy access to Lymm village

**Offered with NO ONWARD CHAIN - The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**



#### DESCRIPTION

The accommodation is lovingly maintained by the current owner and is a truly unique property arranged over three levels. The accommodation briefly comprises of a spacious living room with a feature open fireplace, separate dining room with french doors into the front courtyard, perfect for both relaxing and entertaining. The modern fitted kitchen offers a bespoke skylight, flooding the space with natural light, and is conveniently complemented by a utility room, providing ample storage and functionality alongside an additional downstairs shower room.

The first floor is home to the second bedroom and the substantial family four piece bathroom with separate shower and bath. The third floor offers a further two double bedrooms each benefiting from fitted wardrobes, ensuring excellent storage solutions throughout.

Externally, the property enjoys a private, enclosed and tranquil garden complete with a summerhouse, ideal for outdoor leisure and entertaining, a truly peaceful space. Additionally, the beautiful gated courtyard driveway provides off road parking for multiple vehicles and adds to the property's charming curb appeal.

Situated with easy access to Lymm village and local amenities, this home perfectly blends traditional fustian charm with contemporary living. Offered with a asking price of offers over £500,000, this delightful cottage represents an excellent opportunity to acquire a characterful family home in a sought after location of Lymm.

#### DIRECTIONS

SAT NAV: WA13 0BT

#### 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

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.



TOTAL FLOOR AREA: 1378 sq ft (126.1 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.  
 Made with Metropix 12/2016

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## LYMM OFFICE

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