



Rushgreen Road, Lymm

Lymm

£350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

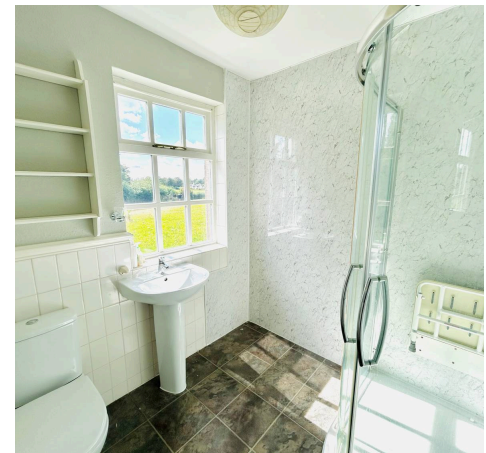
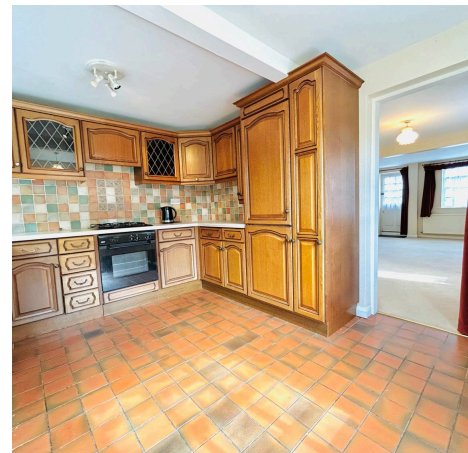
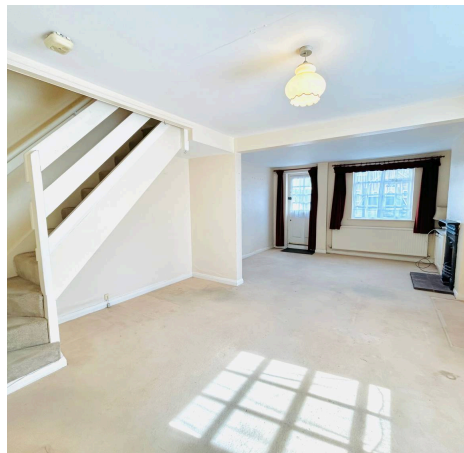
Rushgreen Road

Lymm

This charming two bedroom end terraced cottage property offers an exceptional opportunity for those seeking a characterful home with scope for further improvement. Situated within walking distance to local shops and schools, the property boasts an inviting layout featuring an open plan living/dining room with a separate kitchen to the rear overlooking the private, enclosed garden. On the first floor there are two generous double bedrooms, ideal for comfortable living or hosting guests and a modern family shower room.

The spacious interior is filled with natural light and enjoys an open aspect to the side and rear, providing picturesque views over surrounding fields. Practicality is assured with off road parking to the front. The home presents exciting potential to renovate (subject to the relevant permissions), allowing you to tailor the space to your personal vision.

With the sale subject to Grant of Probate, we recommend consulting the agent for guidance on timescales. This is a rare opportunity to secure a well-located, character property with significant potential in a desirable setting.



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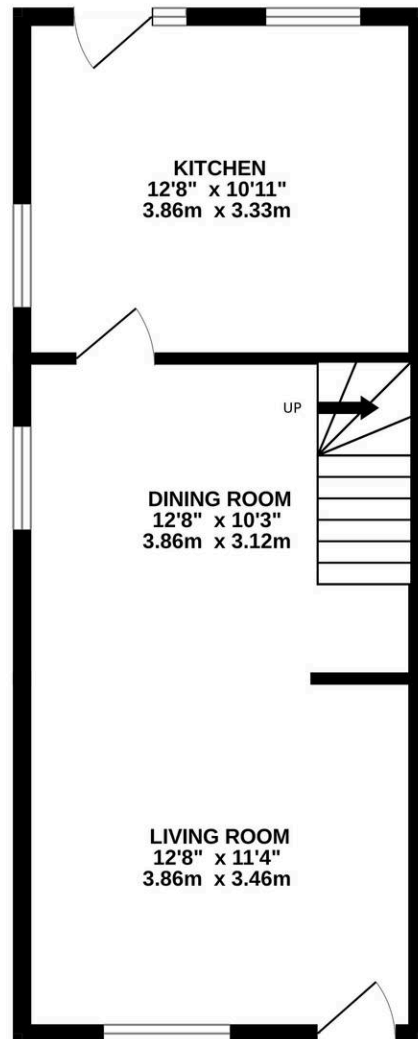
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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. Council Tax band: C

Tenure: Freehold

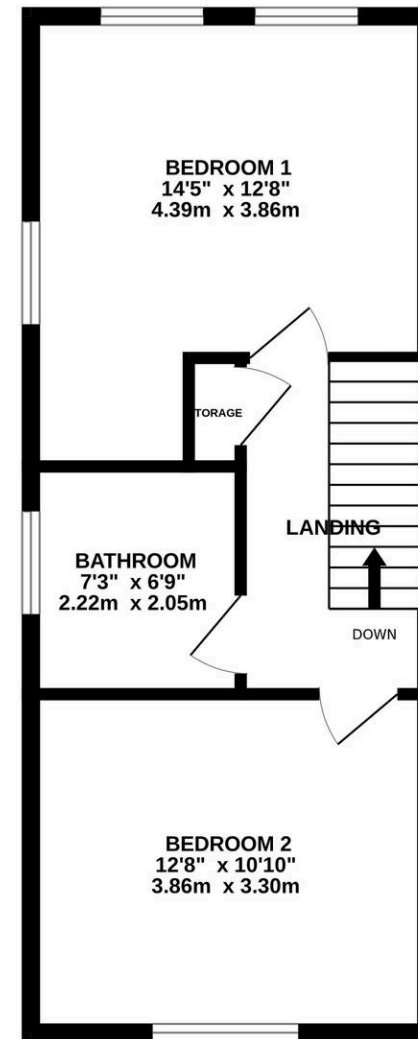
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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