



**GASCOIGNE
HALMAN**

RECTORY LANE, LYMM

THE AREAS LEADING ESTATE AGENT



RECTORY LANE, LYMM

Asking Price £795,000.00

A unique contemporary residence offering excellent family accommodation within walking distance of Lymm village, with off road parking and private, enclosed rear garden.

Detached contemporary residence close to Lymm village

Ground floor shower room / WC

Open plan living space

Four bedrooms, one with en suite and dressing area

Landscaped rear garden & off road parking





This unique and beautifully presented detached property provides a stylish contemporary family home.

The accommodation offers spacious and well proportioned living space, with four bedrooms, two bathrooms, two reception rooms and a kitchen diner with doors onto rear garden. There is also a useful downstairs shower room.

The interior is very well presented with high-quality fixtures and fittings, modern well-equipped kitchen and contemporary bathroom suites. There is off-road parking to the front and to the rear there is a larger than expected private garden which is landscaped with lawn, patio areas and borders. The property is very well located on a highly regarded road, just round the corner from the village. Internal viewing is especially recommended to appreciate this stylish contemporary family home.

DIRECTIONS

SAT NAV WA13 0AJ

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.

TENURE

Freehold.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- G

ENERGY PERFORMANCE CERTIFICATE

Rating D

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.

Rectory Lane, WA13

Approx. Gross Internal Area 2034 Sq Ft - 188.96 Sq M
(Excluding Storage)

Approx. Gross Internal Area Of Storage 113 Sq Ft - 10.54 Sq M



This floorplan is for identification purposes only and is not intended to form part of any offer or contract.
All measurements are approximate and should not be relied upon for fixtures or furnishings.
measured according to RICS guidelines. Produced by www.propertyshots.co.uk

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LYMM OFFICE

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HALMAN**