



**GASCOIGNE  
HALMAN**

WYCHWOOD AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £560,000

Offered with no onward chain, Gascoigne Halman are pleased to present to market this well presented four bedroom detached property situated on Wychwood Avenue, Lymm. Offered for sale with a freehold tenure and priced at £560,000 providing an excellent opportunity for families seeking a comfortable and versatile property in the heart of Lymm village.

The accommodation briefly comprises a welcoming living room featuring a charming log burner, a separate dining room that leads through into a bright and spacious sun room, and a fitted dining kitchen complete with an adjoining utility room and downstairs WC for added convenience. Upstairs, there are four well appointed bedrooms, including a master bedroom with an en-suite shower room, alongside a family bathroom with shower over bath.

Externally, the property benefits from a private enclosed garden, with patio and lawned area, a driveway providing ample offroad parking, and a small storage garage. This property combines practical living spaces with attractive features, making it an ideal choice for buyers looking in the Lymm area. Located with extremely close proximity to Lymm village centre and excellent local Cherry Tree Primary School and Lymm High School, early viewing comes highly recommended.

### DIRECTIONS

SAT NAV: WA13 0NE

### 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: Band E

### ENERGY PERFORMANCE RATING

EPC: D

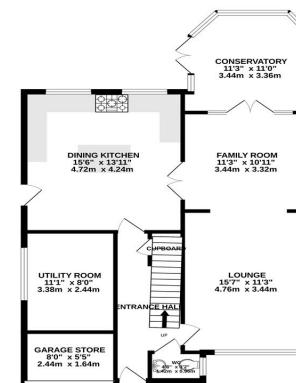
### VIEWING

Viewing strictly by appointment through the Agents.

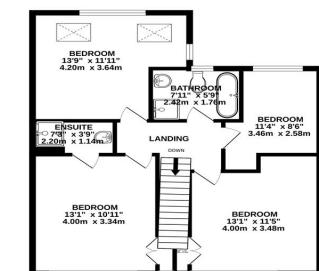
### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq ft. (140.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas and rooms are approximate only. No responsibility is accepted for any inaccuracies.

### LYMM OFFICE

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