



**GASCOIGNE
HALMAN**

WHITESANDS ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £325,000

DESCRIPTION

The property boasts a thoughtfully designed open plan living and dining area, complemented by a fully fitted gallery kitchen that provides a modern and functional space for everyday living.

The accommodation comprises two double bedrooms and one single bedroom, alongside a contemporary shower room. A charming sun room adds further appeal, creating a bright and inviting space that overlooks the private, low maintenance garden, ideal for relaxing or entertaining.

Additional benefits include a recently installed resin driveway providing ample off road parking for multiple vehicles. The location affords fantastic access to Lymm village amenities, reputable local schools, and the scenic Trans-Pennine Trail..

This freehold property is competitively priced at £325,000 and represents an excellent purchase for those looking to enjoy the best of village living with convenient access to surrounding areas. Early viewing is highly recommended.

DIRECTIONS

SAT NAV: WA13 9LF

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 C

ENERGY PERFORMANCE RATING

EPC: TBC

VIEWING

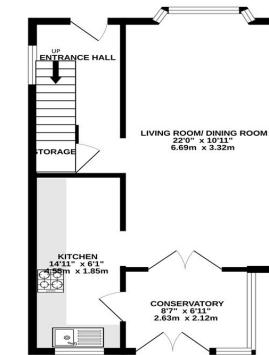
Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

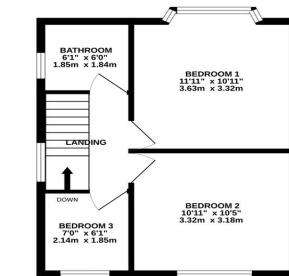
Services have not been tested and you are advised to make your own enquiries and/or inspections.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISSES

GROUND FLOOR
464 sq.ft. (43.1 sq.m) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m) approx.



TOTAL FLOOR AREA: 833 sq ft. (77.4 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

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

**GASCOIGNE
HALMAN**

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