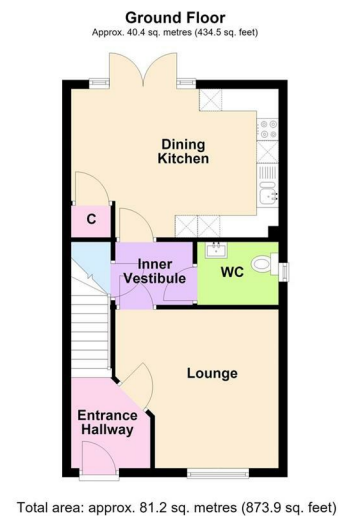




Location

Lymm is home to some outstanding schools. Lymm High School is located in the community. The school accepts students from Lymm and in the surrounding villages and hamlets. It was judged as 'Good' in its 2018 Ofsted inspection.

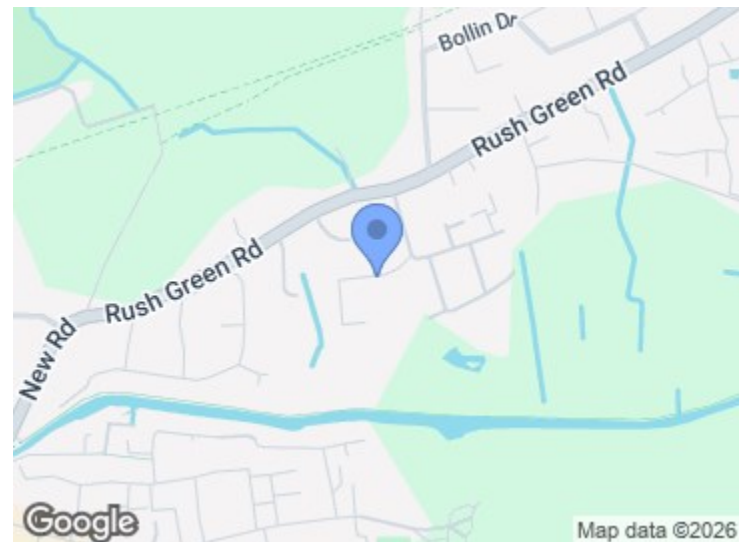
There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (The Beam Education Trust) in May 2021. The fourth primary school is Cherry Tree Primary School located in the South area of Lymm and at its last Ofsted inspection was rated as 'Outstanding'.

Lymm village centre is a designated conservation area. Lymm Cross, usually known simply as "the Cross", is a Grade I listed structure dating from the 17th century, restored in 1897.

The M56 (junctions 7 and 9) and M6 (junction 20) motorways are both within 3 miles (4.8 km) of Lymm. [21] The conjunction of these motorways with the A50 is known as the Lymm Interchange, and hosts a service station known as the Poplar 2000 services, a well-used truck stop. The A56 also passes just south of the village, connecting the nearby towns of Warrington and Altrincham. [23] The CAT5/5A buses to Lymm from Warrington and Altrincham are frequent on weekdays and Saturdays.

Association football is played at Lymm F.C. (three teams) Lymm Rovers F.C. and Lymm Piranhas J.F.C., whilst Lymm Rugby Union Club fields four teams on a regular basis. There is angling at Lymm Dam and at Meadow View, Whitbarrow Road, Statham, where there are three-man-made lakes stocked with a variety of fish. Angling is represented by the Lymm Angling Club.

Lymm has a number of other sports facilities, including Lymm Golf Club and nearby High Legh Park Golf Club; Lymm Lawn Tennis and Croquet Club; Lymm Oughtrington Park Cricket Club, whose home ground is in the former grounds of Oughtrington Hall, a former ancestral home of a cadet branch of the Leigh



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



NEW BUILD by 'Bellway' | ENCLOSED GARDEN | CATCHMENT AREA for LYMM SCHOOL | BEAUTIFULLY PRESENTED. This property offers brilliant accommodation presented over 2 storeys including an entrance hallway, WC, lounge and dining kitchen, whilst to the first floor there is the master bedroom with en-suite, two further bedrooms and a bathroom. Outside you will find a driveway and to the rear an enclosed garden with shed.

Robins Pasture



Accommodation

Ground Floor

Entrance Hallway

11'9" x 6'0" (3.60m x 1.84m)

Accessed through a 'Composite' door into a welcoming reception providing access to the rest of the ground floor accommodation. Staircase to the first floor, gas central heating radiator and light fixture.

Lounge

12'0" x 11'9" (3.66m x 3.60m)

A light and airy room featuring PVC double glazed window to the front elevation, newly fitted carpets, TV & Ethernet point, gas central heating radiator and light fixture.



Inner Vestibule

5'6" x 4'9" (1.70m x 1.45m)

Providing under stair storage with antico flooring and light fixture.

WC

6'0" x 4'8" (1.84m x 1.43m)

Two piece suite including a low level WC with chrome flush and wash hand basin with tiled splashback and chrome mixer tap, contrasting antico flooring and light fixture.

Dining Kitchen

15'5" x 11'0" (4.70m x 3.36m)

Fitted with a new 'Shaker' style kitchen comprising a range of base, drawer and eye level 'soft close' units with concealed lighting complimented with integrated 'ELECTROLUX' appliances including a four ring gas hob with a glass splashback, illuminated chimney extractor above, oven and grill, fridge/freezer and slimline dishwasher. One and a half bowl stainless steel single sink drainer unit with a chrome mixer tap set in a contrasting marble effect work surface, eye level cupboard housing the boiler. Antico flooring, PVC double glazed window to the rear elevation and PVC double glazed 'French Doors' leading to the garden.



First Floor



Bedroom Two

10'5" x 8'2" (3.20m x 2.50m)

Featuring a front aspect with a PVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Three

6'6" x 7'0" (2.00m x 2.15m)

Again located to the front, including a PVC double glazed window to the front elevation and gas central heating radiator.

Bathroom

8'2" x 7'0" (2.49m x 2.15m)

Three piece suite including a panelled bath with a mixer shower head and screen, wash hand basin with a chrome mixer tap and a low level WC, with a chrome flush. Tiled walls and flooring, chrome ladder heated towel rail and a frosted PVC double glazed window to the side elevation.



Outside

To the rear there is an enclosed garden laid to lawn with flagged pathway leading to the shed. Whilst to the front, there is a driveway with parking for two cars.

Landing

8'10" x 6'10" (2.70m x 2.10m)

Providing access to the first floor accommodation, carpeted flooring and light fixture.

Bedroom One

12'2" x 11'4" (3.72m x 3.46m)

Featuring a rear aspect, PVC double glazed window to the rear elevation, wall mounted thermostat, TV & Ethernet point, a double gas central heating radiator, providing direct access to the;

En-Suite

9'8" x 4'7" (2.97m x 1.40m)

Three piece suite including a standing shower, wash hand basin with chrome mixer tap and a low level WC with a chrome flush. Tiled walls with contrasting tile flooring, chrome ladder heated towel rail and extractor fan.

Council Tax

NEW BUILD - TBC

Local Authority

Warrington Borough Council

Postcode

WA13 9EW

Viewing

Strictly by prior appointment with Cowdel Clarke.