



**GASCOIGNE
HALMAN**

GREENWOOD ROAD, LYMM, EPC RATING-D /
COUNCIL TAX BAND -D

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £465,000

Located on the highly sought after Greenwood Road in Lymm, this charming three bedroom semi-detached property offers an impressive 1,263 sqft of well appointed living space. Priced at £460,000, this freehold property presents an excellent opportunity for families seeking a comfortable and spacious home in a convenient village location.

DESCRIPTION

The accommodation to finished and decorated to a extremely high standard throughout and briefly comprises of a spacious living room which features a striking media wall, perfect for both relaxation and entertaining. The fully integrated kitchen flows seamlessly into a versatile dining room/playroom, providing flexible space to suit your lifestyle. Upstairs, to the first floor you will find two generous double bedrooms and a single bedroom, alongside a recently fitted bathroom complete with a modern shower over bath.

Externally, the property sits on a generous plot and benefits from a large south facing garden with both a patio and lawn area. Additional features include an integrated single garage for added convenience and storage alongside a driveway to the front of the property which offers ample off road parking.

Situated with easy access to local primary schools and Lymm High School, and within touching distance from Lymm's vibrant village amenities, this property is ideally positioned. Early viewing is highly recommended to fully appreciate the space and quality on offer.

RECEPTION 2

DIRECTIONS

SAT NAV: WA13 0LA

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 D

ENERGY PERFORMANCE RATING

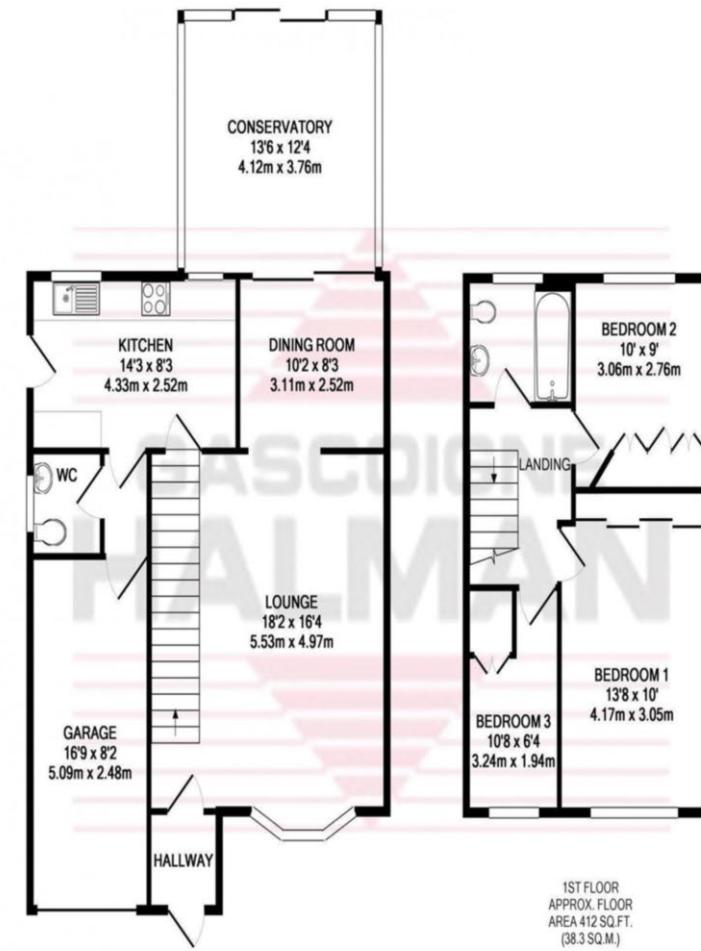
EPC: D

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.



TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2017

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

**GASCOIGNE
HALMAN**