



**GASCOIGNE
HALMAN**

SYCAMORE DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £295,000

DESCRIPTION

The property features a spacious living room complete with a feature log burner. The fitted kitchen provides practical cooking space, while the family bathroom includes a shower over the bath for added convenience. Additionally, the property comprises of three generous double bedrooms, ensuring ample space for family or guests.

Externally, the property benefits from a large corner plot with gardens that extend to the front, side, and rear. The plot also includes a detached single garage offering ample storage and added convenience, a driveway providing off road parking. Sycamore drive also benefits from newly fitted UPVC front and side doors enhancing security and energy efficiency.

Offered as a freehold at offers over £295,000, this bungalow represents a rare opportunity to acquire a well appointed home in a sought after location. Early viewing is highly recommended to fully appreciate the space and potential on offer.

DIRECTIONS

SAT NAV: WA13 9AU

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

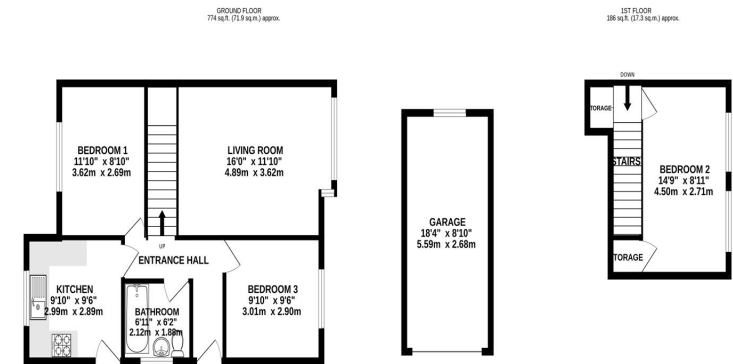
EPC: Rating D

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.



LYMM OFFICE

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**GASCOIGNE
HALMAN**

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