



**GASCOIGNE
HALMAN**

GROVE RISE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £475,000

Situated in the highly sought after village location of Grove Rise, Lymm. This impressive four bedroom link detached property presents an excellent opportunity to acquire a spacious family home within touching distance of Lymm village centre. Offered for sale with a competitive asking price of £475,000, this freehold property boasts fantastic potential for improvement allowing the new owner to tailor the home to their personal requirements.

DESCRIPTION

Internally, the accommodation briefly comprises an welcoming entrance hallway leading to a spacious living and dining room, fitted dining kitchen, and a convenient downstairs shower room. Upstairs, the property offers four well proportioned bedrooms alongside a family bathroom featuring a shower over the bath.

Externally, the property benefits from a private enclosed garden, providing a peaceful outdoor space. The property also benefits from driveway to the front alongside a single garage, offering ample off-road parking and added storage.

This property combines spacious living with a prime location close to local Lymm amenities, making it an ideal purchase for families or those seeking a home with scope to enhance. Early viewing is highly recommended to fully appreciate the potential on offer.

DIRECTIONS

SAT NAV: WA13 0JQ

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

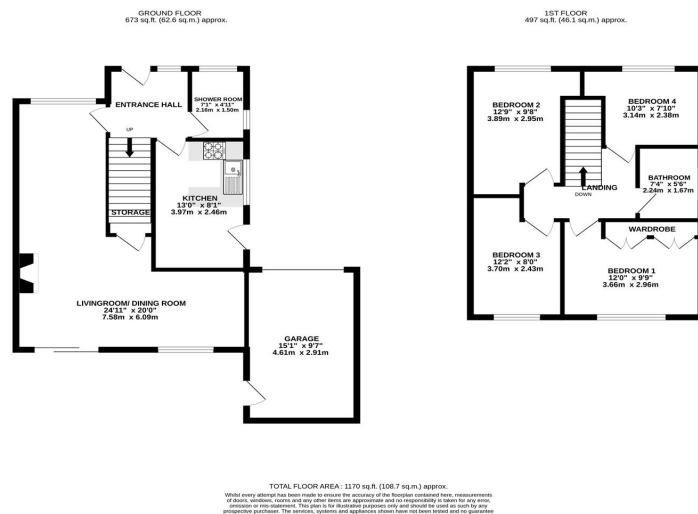
EPC: TBC

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.



TOTAL FLOOR AREA: 1170 sq ft (108.7 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate. Gascoigne Halman do not accept responsibility for any errors or omissions. The floorplans are for general guidance only and do not represent a detailed survey. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition or necessary permissions for use and occupation. Intending purchasers 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.

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