



**GASCOIGNE
HALMAN**

HIGHFIELD ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £425,000

DESCRIPTION

The property is well maintained throughout and briefly comprises of two generous reception rooms, dining room, fitted galley kitchen, and a convenient downstairs WC. The first floor features three bedrooms, including two generous doubles and one single, alongside a spacious family bathroom with shower over bath.

Externally, the property sits well back from Highfield Road and benefits from beautifully maintained gardens to both the front and rear and offers picturesque views over open fields. The property offers a substantial driveway with parking for multiple vehicles and additionally benefits from a single garage providing ample storage.

This property presents significant development potential and scope for improvement (subject to planning application), making it an ideal purchase for those seeking a comfortable family home with the opportunity to enhance and personalise to their own taste. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

DIRECTIONS

SAT NAV: WA13 0DT

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.

LYMM OFFICE

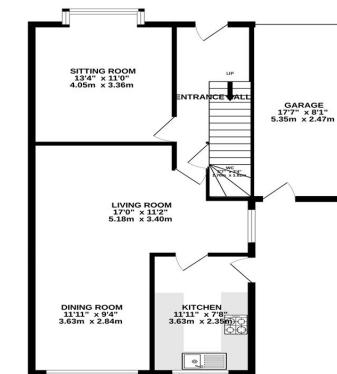
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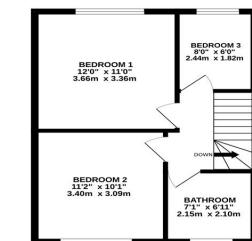
6 The Cross, Lymm, WA13 0HP

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GROUND FLOOR
748 sq. ft. (70.5 sq.m.) approx.



1ST FLOOR
394 sq. ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq. ft. (105.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of rooms and other areas are approximate. They are not to scale. The floor plans are for the benefit of prospective purchasers. The services, all systems and appliances shown have not been tested and are represented on a prospective basis. The services, all systems and appliances shown have not been tested and are represented on a prospective basis.