



**GASCOIGNE  
HALMAN**

ELM TREE AVENUE, LYMM, EPC RATING-D /  
COUNCIL TAX BAND- D

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THE AREAS LEADING ESTATE AGENT



## ELM TREE AVENUE, LYMM, EPC RATING-D / COUNCIL TAX BAND-D

**Asking Price £510,000**

Situated in the highly sought after cul-de-sac location of Elm Tree Avenue, Lymm, this charming and recently renovated four bedroom semi-detached property offers an excellent opportunity for comfortable family living. This freehold property boasts a well proportioned and considered layout, providing versatile living and entertaining spaces.

Four bedroom semi-detached

Multiple reception rooms

Converted garage into home office

Recently fitted kitchen & bathrooms





## DESCRIPTION

The recently fitted kitchen/diner is a standout feature, combining modern design with functionality, ideal for family meals and social gatherings. Additional accommodation includes two reception rooms, both living room and sitting room, a convenient downstairs WC, three generous double bedrooms alongside a fourth single bedroom, a family bathroom with separate shower and bath catering well to all the needs of a growing family.

Externally, the property benefits from a generous rear garden featuring both a patio and lawn areas. The garage has been fully renovated and currently serves as a home office/ study room, offering flexible workspace to suit modern working arrangements. Furthermore, to the front of the property the recently installed driveway provides ample parking for multiple vehicles.

This property represents a fantastic opportunity to acquire a well appointed family home in a peaceful location. Upon purchase the property has been fully refurbished and renovated to an extremely high standard, which includes a full electrical re-wire, renewed gas fired boiler and heating system in addition to a full window replacement throughout.

The property is within extremely close proximity to Lymm village, touching distance to fantastic local village amenities and local primary and secondary schools. Priced at an asking price of £510,000, early viewing is highly recommended, to appreciate the quality of property on offer.

## DIRECTIONS

SAT NAV: WA13 0NL

## 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

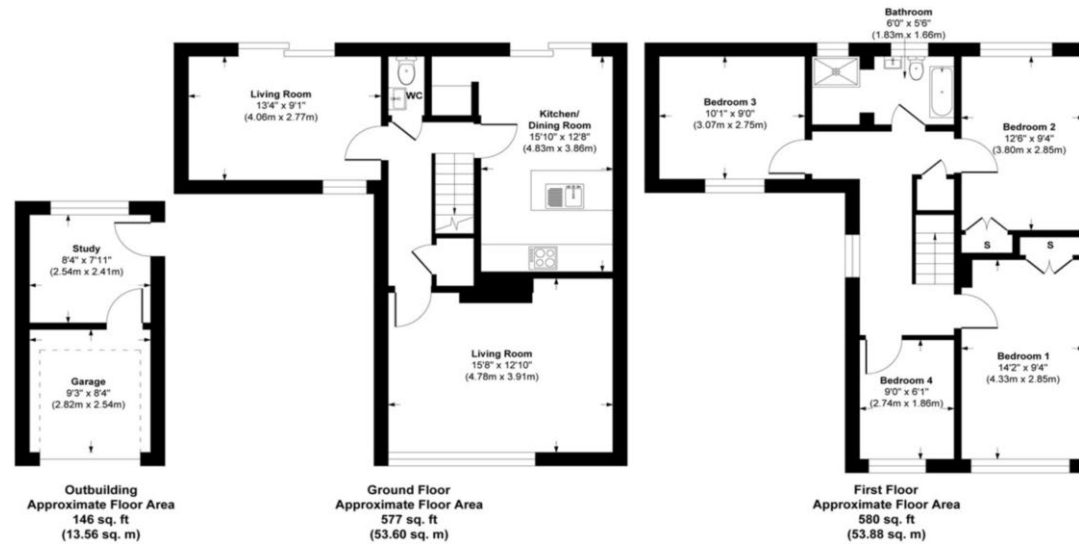
EPC: D

## 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.



**Approx. Gross Internal Area 1303 sq. ft / 121.05 sq. meters**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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