



**GASCOIGNE  
HALMAN**

ALBANY ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £325,000

This beautifully presented three bedroom, semi-detached property offers an inviting blend of contemporary style and practical family living. The property features two spacious reception rooms, both designed in an open plan layout that maximises natural light throughout. Modern flooring runs seamlessly throughout the living and dining areas, complemented by warm wooden accents and tasteful decor. The main living room boasts a stylish modern fireplace, creating a cosy focal point. The generous bedrooms, each benefit from large windows, recessed lighting, and neutral decor to offer flexibility and comfort.

### DESCRIPTION

The heart of the home is the impressive galley kitchen, fitted with sleek, modern units and integrated appliances including a stainless steel oven and gas hob. Ample countertop space and a sophisticated tile backsplash ensure both style and functionality, while large windows frame pleasant views of the garden. The contemporary bathroom is equally appealing, featuring modern tiling, and a shower over bath.

Stepping outside, the property boasts a well maintained front garden with mature shrubs and a small lawn area, enhancing kerb appeal. Off road parking is provided by a paved driveway, ensuring convenience and security. The spacious enclosed rear garden is a standout feature, offering a well kept lawn, mature trees, and a private fenced boundary for children or pets to enjoy safely. A dedicated patio area is ideal for outdoor dining and entertaining, while a sturdy wooden shed provides ample storage, equipment.

This charming semi-detached property is perfectly suited to families or professionals seeking a modern, move in ready home with generous living space and exceptional outdoor amenities. With its harmonious blend of style, comfort, and practicality, this delightful property is sure to attract keen interest from discerning buyers. Early viewing is highly recommended to fully appreciate all that this home has to offer.

### LYMM OFFICE

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6 The Cross, Lymm, WA13 0HP

### DIRECTIONS

SAT NAV: WA13 9LU

### 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 Tax Band C

### ENERGY PERFORMANCE RATING

Rating D

### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

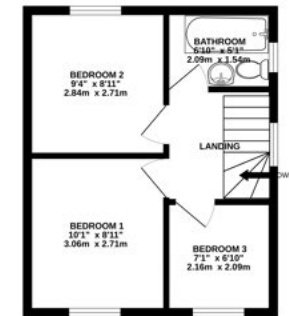
### VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
308 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made and Issued: 03/08

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