



**GASCOIGNE
HALMAN**

DOMVILLE CLOSE, LYMM, EPC: C / COUNCIL TAX: E

THE AREAS LEADING ESTATE AGENT



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Asking Price £495,000

Situated in the heart of Lymm village, this impressive three bedroom property on Domville Close offers versatile accommodation spread over three floors. Presented as a freehold property and priced at £495,000, it combines spacious living with a superb central location. The accommodation is both flexible and practical, designed to suit a variety of lifestyles.

Versatile accommodation over three floors

Converted garage into utility/office room

Three double bedrooms

Central Lymm village location

Private and secure garden

Fitted dining kitchen





DESCRIPTION

The ground floor features a generous open plan kitchen and dining room, ideal for modern family living and entertaining complemented by a convenient downstairs WC and additional converted garage which has been thoughtfully transformed into an utility room/ office room, catering perfectly to those working from home.

Upstairs, to the first floor the property offers a spacious living room with large feature window flooding the room with natural light and provides a bright and comfortable living space. The second bedroom is also located on the first floor and benefits from an en-suite shower room.

The second floor boasts the master bedroom which has been transformed by combining two bedrooms into one large primary bedroom. The second floor also benefits from a third bedroom and a further four piece family bathroom.

Externally, the private and secure rear patio garden is a tranquil retreat, with a real sense of privacy and natural beauty. This exceptional property offers a rare opportunity to acquire a spacious and adaptable property within easy reach of Lymm's local amenities, schools, and transport links. Early viewing is highly recommended to appreciate all that this residence has to offer.

DIRECTIONS

SAT NAV: WA13 0JR

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 E

ENERGY PERFORMANCE RATING

EPC: C

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 1415 sq. ft / 131.47 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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