



Mayfield View

Lymm

£495,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

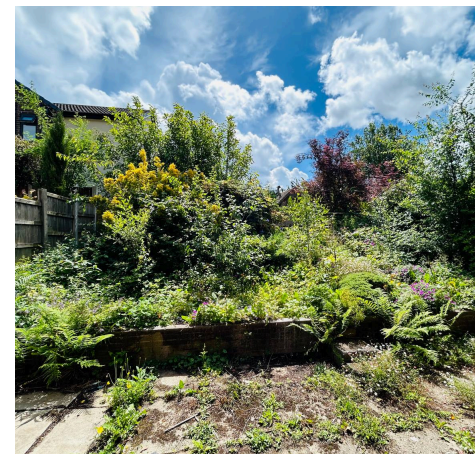
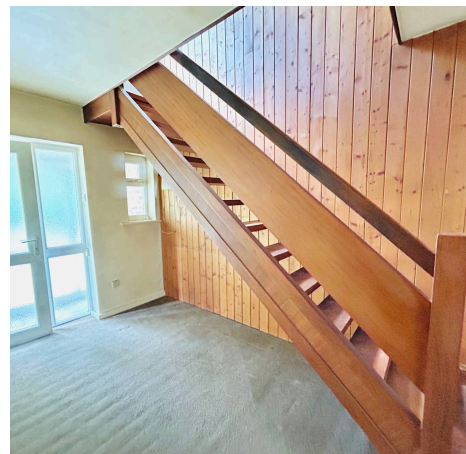
10 Mayfield View

Lymm

Nestled in the quiet cul-de-sac of Mayfield View, this substantial four bedroom detached property presents an exceptional opportunity for discerning buyers seeking a project with significant potential. Ideally situated within close proximity to the charming heart of Lymm village and the celebrated May Queen festivities.

The spacious interior is arranged to accommodate modern family living, featuring four generously proportioned double bedrooms, including a master bedroom complete with an en-suite shower room. Each room benefits from an abundance of natural light, providing a versatile canvas for a comprehensive refurbishment tailored to your personal vision. The expansive boarded loft space offers further scope for development (subject to planning), making this an ideal proposition for those looking to create additional living or recreational areas.

Practicality is assured with a private driveway and an integrated garage, providing ample off-road parking and secure storage. This property is offered with no onward chain, streamlining the purchase process and enabling a swift transition for motivated buyers. With its prime location, substantial footprint, and clear development potential, this home represents a rare chance to craft a bespoke family residence in one of Lymm's most desirable settings. Early viewing is highly recommended to fully appreciate the scope and possibilities on offer.



10 Mayfield View

Lymm

Council Tax band: F

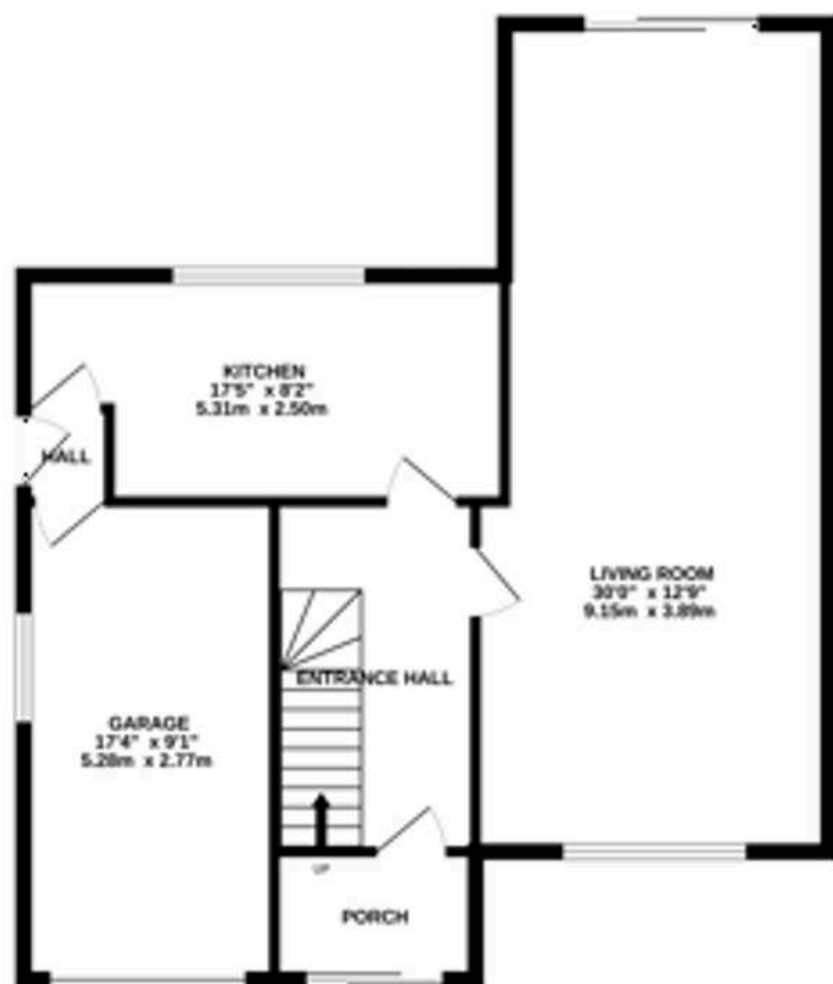
Tenure: Freehold

Energy Performance Certificate: tbc

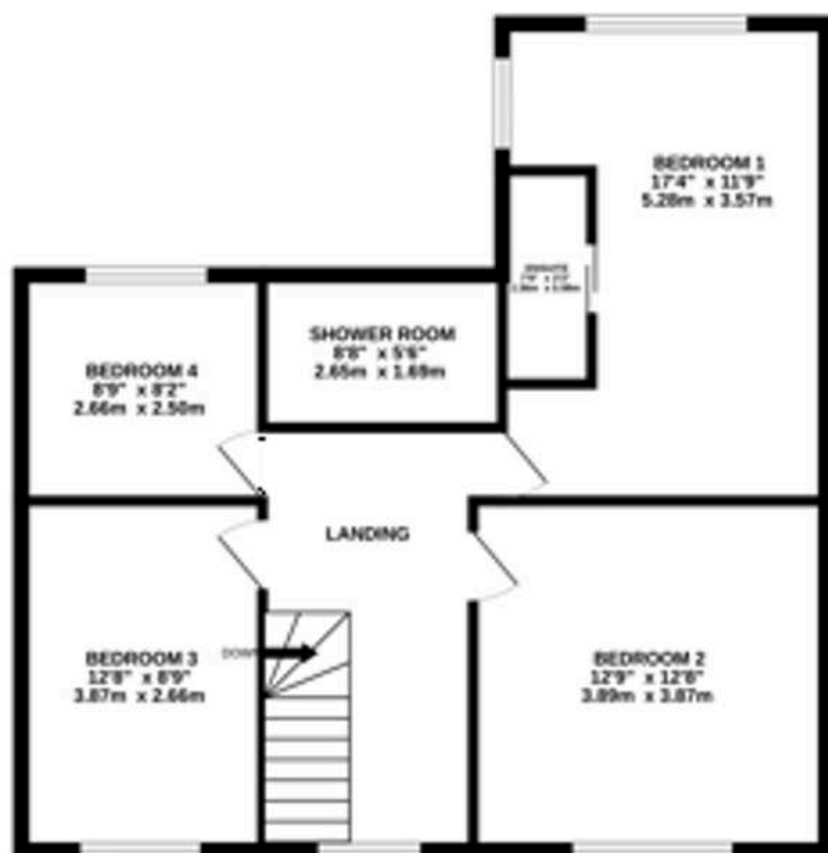
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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.



GROUND FLOOR
792 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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