



Sycamore Drive, Lymm

Lymm

£275,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

12 Sycamore Drive

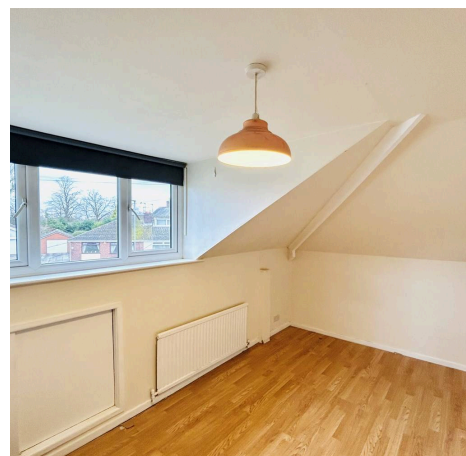
Lymm

The property features a spacious living room complete with a feature log burner. The fitted kitchen provides practical cooking space, while the family bathroom includes a shower over the bath for added convenience. Additionally, the property comprises of three generous double bedrooms, ensuring ample space for family or guests.

Externally, the property benefits from a large corner plot with gardens that extend to the front, side, and rear. The plot also includes a detached single garage offering ample storage and added convenience, a driveway providing off road parking. Sycamore drive also benefits from newly fitted UPVC front and side doors enhancing security and energy efficiency.

Offered as a freehold at a guide price of £275,000 this bungalow represents a rare opportunity to acquire a well appointed home in a sought after location. Early viewing is highly recommended to fully appreciate the space and potential on offer.

- Three double bedrooms
- Newly fitted UPVC front and side door
- Driveway for off road parking
- Lymm Village location
- Large garden to front, side and rear
- Three bedroom semi-detached bungalow
- Detached single garage
- Substantial corner plot



12 Sycamore Drive

Lymm

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.

Council Tax band: D

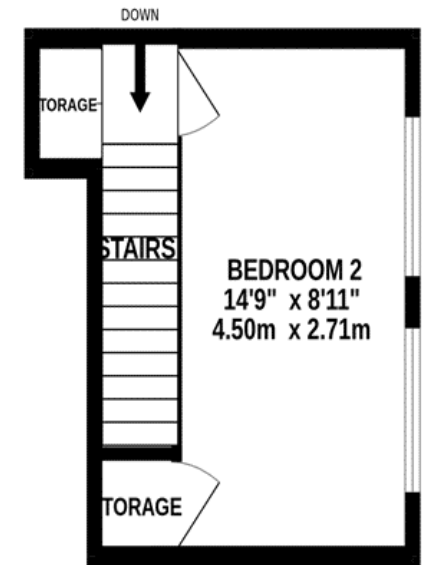
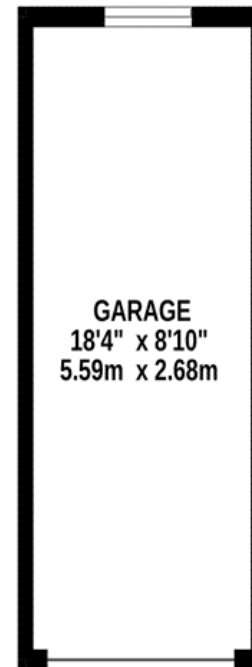
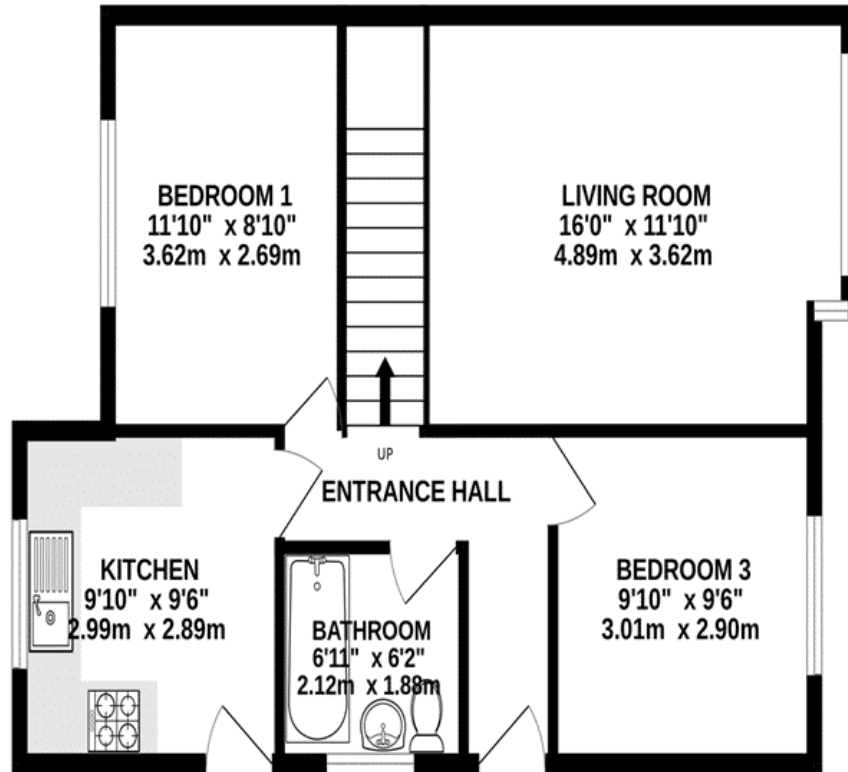
Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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