



Whitesands Road, Lymm

Lymm

Offers in Region of £325,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

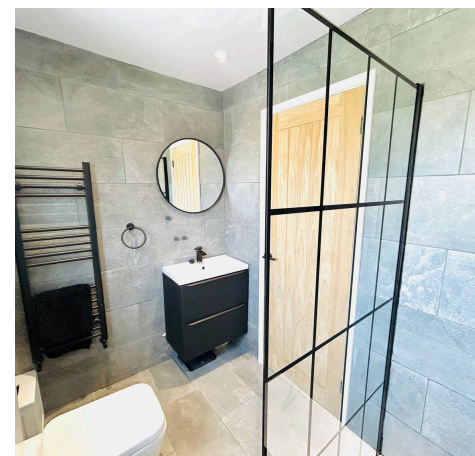
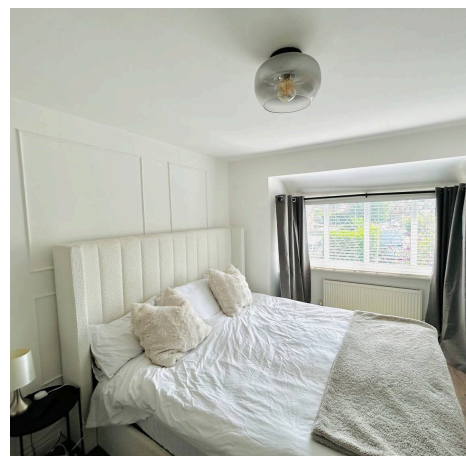
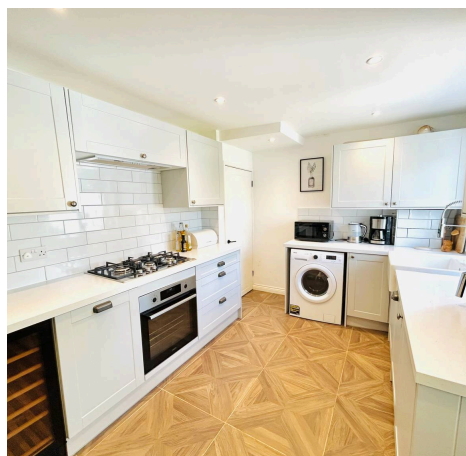
# Whitesands Road

Lymm

This beautifully presented three bedroom semi-detached home presents a rare opportunity to enjoy modern living in a highly sought-after location within walking distance of Lymm village. The property is thoughtfully designed with a focus on comfort and style, offering spacious accommodation ideal for families and professionals alike.

The inviting entrance leads to a stylish living room, complemented by tasteful finishes and a seamless flow throughout. The contemporary kitchen is well-appointed, providing ample storage and workspace for culinary enthusiasts, while the adjoining dining area is perfect for both every-day meals and entertaining guests. Double doors open into the conservatory, overlooking the rear garden. Each of the three bedrooms is generously proportioned, offering flexible space for relaxation, work, or study. The elegant bathroom showcases a stylish, contemporary design, featuring high-quality fixtures and fittings for a touch of luxury in your daily routine.

Outside the low maintenance garden provides space to relax or entertain and additional practical benefits include off-road parking and a garage, ensuring convenience and ample additional storage. Perfectly positioned close to local amenities and several highly regarded schools, this home delivers an outstanding lifestyle opportunity in a vibrant community.



## 17 Whitesands Road

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: C

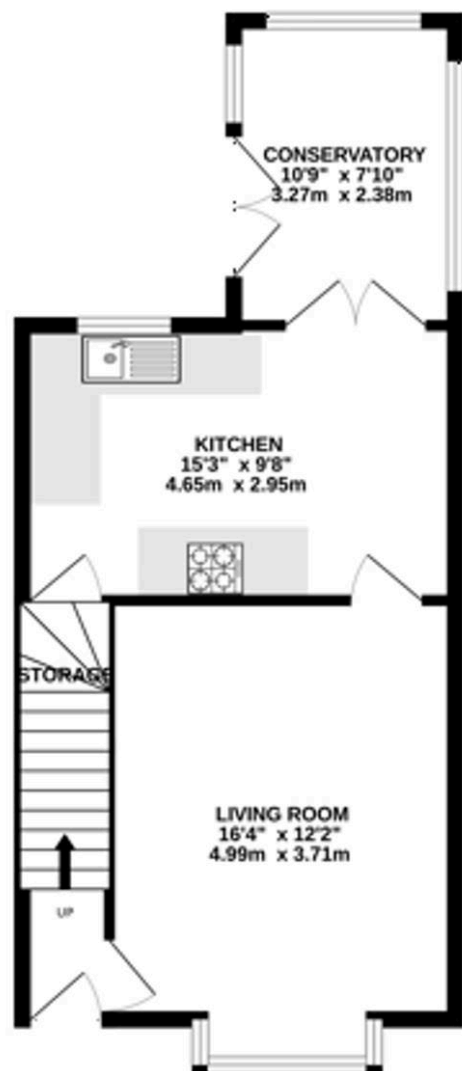
Tenure: Freehold

EPC Energy Efficiency Rating: C

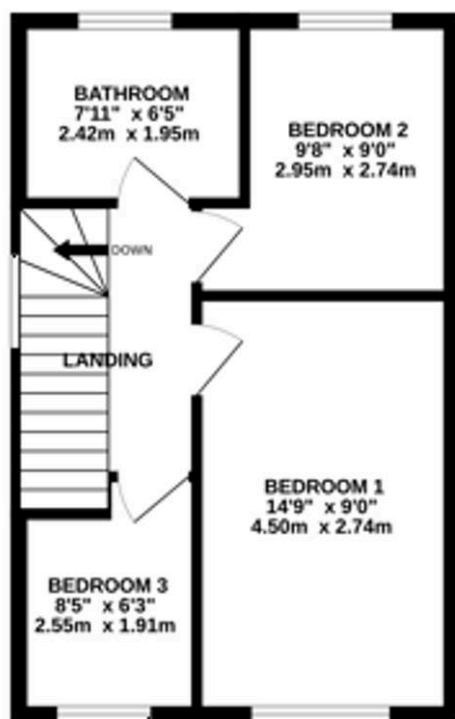
EPC Environmental Impact Rating: D



GROUND FLOOR  
495 sq ft. (45.2 sq m.) approx.



1ST FLOOR  
272 sq ft. (24.6 sq m.) approx.



TOTAL FLOOR AREA: 829 sq ft. (77.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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