



4 Millbank, Lymm

Lymm

Offers Over £825,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

4 Millbank

Lymm

Nestled on a peaceful cul-de-sac just a short stroll from the heart of Lymm village, this well presented three bedroom detached property offers an exceptional blend of comfort and opportunity. Offered with no onward chain and thoughtfully designed, the layout features spacious living areas, well appointed bedrooms and a versatile kitchen, providing an inviting setting for both relaxation and entertaining. Previously a four bed property, Millbank could easily be converted back into a four bed property with relatively easy modifications this home presents a rare chance to personalise or extend (subject to the necessary permissions), making it an ideal choice for those seeking a bespoke family residence in a highly desirable village centre location.

The property is complemented by a south facing, private garden, offering a tranquil space for outdoor dining, play, or gardening pursuits. A well maintained driveway provides convenient off-road parking, while the detached garage adds valuable storage and further potential for conversion. Mature planting and secure boundaries create a sense of seclusion, enhancing the appeal of this peaceful outdoor environment. This is a unique opportunity to secure a premium home with outstanding potential, just moments from the vibrant amenities and picturesque surroundings of Lymm village.



- Within easy walking distance of Lymm village

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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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

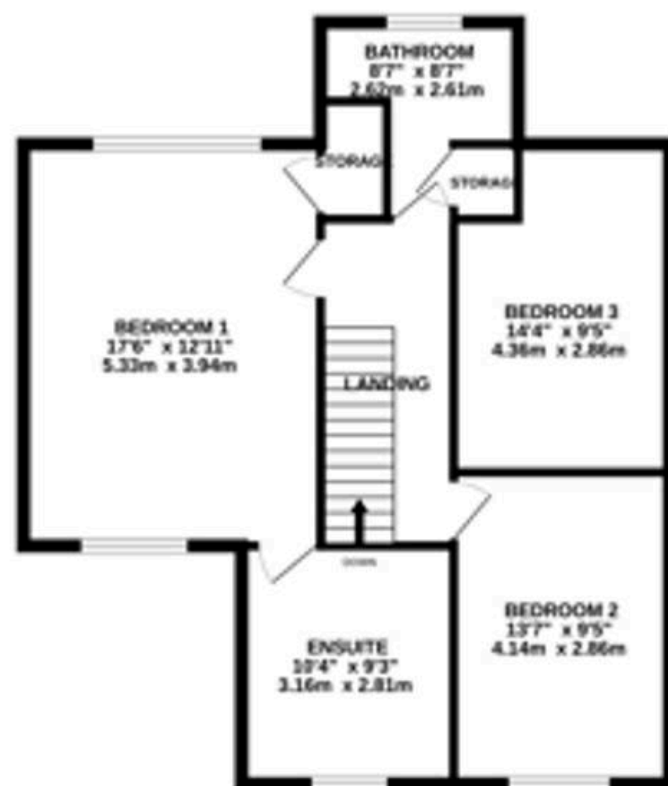
EPC Environmental Impact Rating: D



GROUND FLOOR
1027 sq ft. (95.5 sq m.) approx.



1ST FLOOR
721 sq ft. (67.9 sq m.) approx.



TOTAL FLOOR AREA : 1758 sq ft. (163.4 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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