



23 Massey Avenue, Lymm

Lymm

Offers in Region of **£380,000**

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

23 Massey Avenue

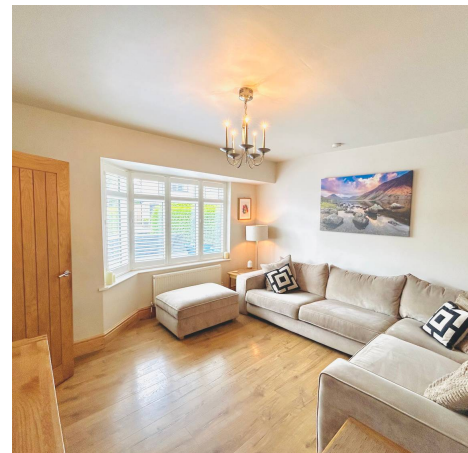
Lymm

This beautifully extended three/ four bedroom semi-detached property offers a superb blend of modern living and versatile space, perfect for families and professionals alike.

The property features a welcoming livingroom and separate dining room which leads into a stylish and modern integrated kitchen with ample storage and high quality appliances. A dedicated fitted utility room provides ample storage and additional convenience, while the converted garage has been thoughtfully transformed into a practical office space, ideal for those working from home, or utilised as an additional fourth bedroom.

Upstairs, there are three generously sized double bedrooms, including a principal bedroom with its own contemporary ensuite shower room. The family bathroom is fitted with a four piece suite, offering a touch of luxury and practicality for a busy household.

Set on an unusually large plot, the property boasts a truly impressive outdoor space that is sure to delight. The expansive lawn provides plenty of room for children to play or for hosting summer gatherings, while the paved patio area is perfect for outdoor dining. A standout feature is the bespoke garden bar, ideal for entertaining friends and family or enjoying a quiet evening outdoors, which adds a unique touch to the garden.



23 Massey Avenue

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: B

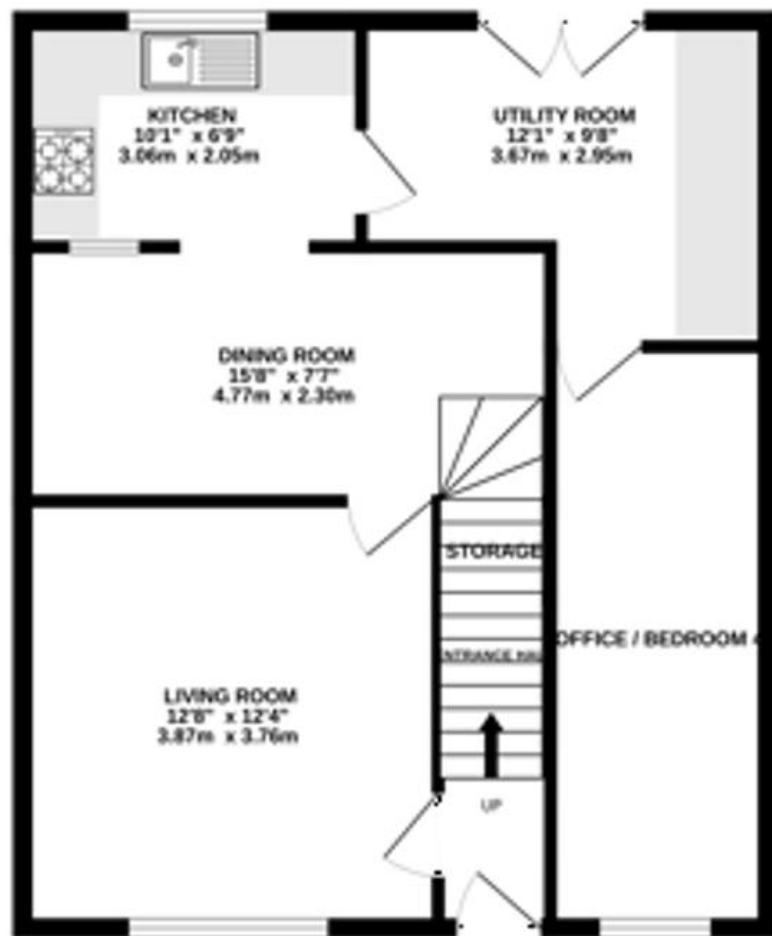
Tenure: Freehold

EPC Energy Efficiency Rating: C

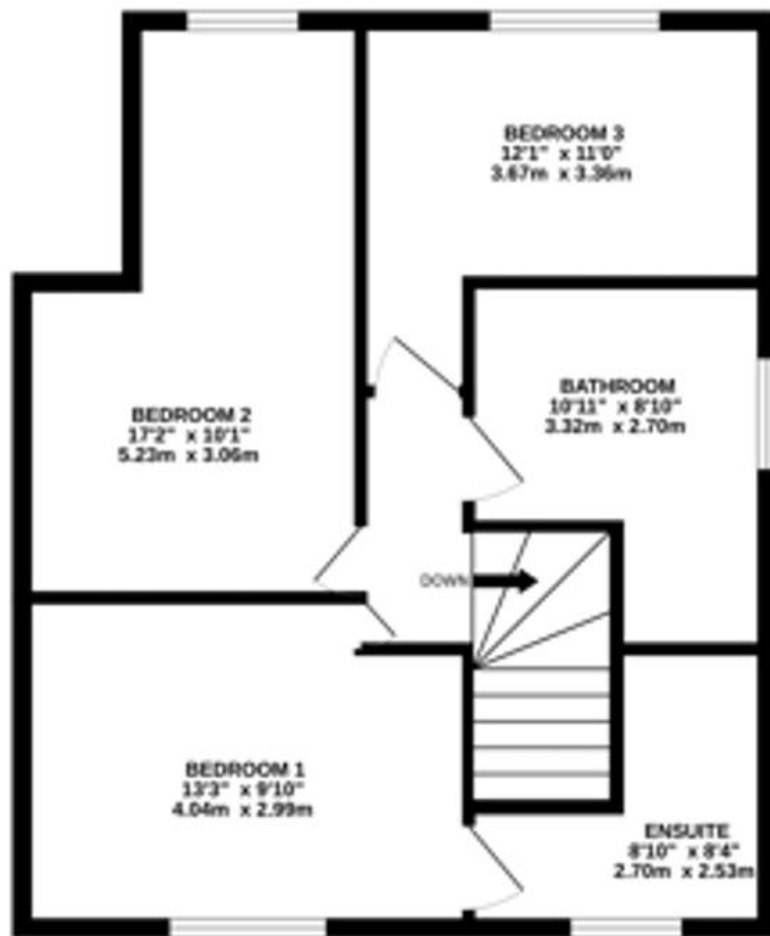
EPC Environmental Impact Rating:



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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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