



**GASCOIGNE  
HALMAN**

STATHAM AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

| £375,000

Situated in the sought-after Statham Avenue, Lymm, this charming two-bedroom semi-detached bungalow is now available for sale. Boasting a Freehold tenure, this property offers a comfortable and convenient lifestyle for a variety of buyers within touching distance from the beautiful village of Lymm with its abundance of local village amenities and endless charm.

#### DESCRIPTION

Upon entering, you are greeted with a well-designed layout featuring two bedrooms, a modern bathroom with a walk-in shower, and a spacious living room perfect for relaxation. The fully fitted kitchen leading to substantial conservatory provides a bright and airy space for entertaining guests.

This property also features a newly refurbished bedroom on the first floor, ideal for guests or could also be utilised as a home office/ study. The landscaped garden offers a serene outdoor retreat, and the driveway can accommodate multiple cars, providing ample parking space for added convenience.

Perfectly located with easy access to Lymm village and the prestigious Lymm Golf Club, this property is perfect for those seeking a peaceful yet well-connected property. Priced at £375,000, this two-bedroom bungalow is a rare find in this desirable location. Don't miss the opportunity to make this your new home.

#### DIRECTIONS

SAT NAV WA13 9NJ

#### LOCATION

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 TransPennine 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.

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

#### ENERGY PERFORMANCE RATING

EPC:- C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 93.6 sq m / 1008 sq ft

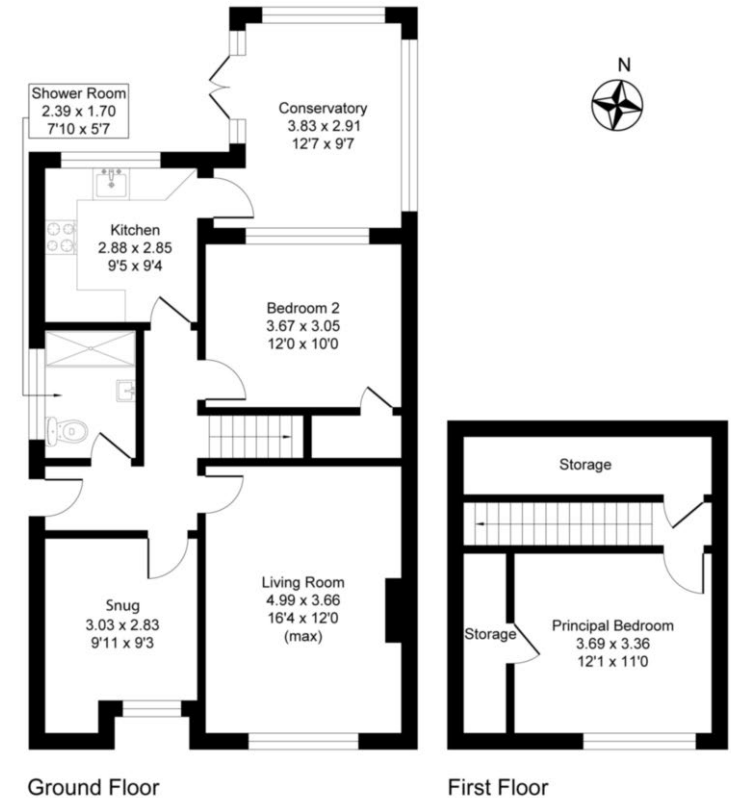


Illustration for identification purposes only, measurements are approximate, not to scale.

#### LYMM OFFICE

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