



**GASCOIGNE
HALMAN**

HEATLEY CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT



HEATLEY CLOSE, LYMM

£495,000

Situated in the sought-after location of Heatley Close, Lymm, this stunning two-bedroom detached true bungalow is now available for sale. Boasting a substantial corner plot, this freehold property offers a spacious floor area of 1,175 square feet of living space and is offered with no onward chain.

Two bedroom detached true bungalow

substantial corner plot

two double bedrooms

kitchen & dining room

large living room

bathroom with shower over bath

Integral garage

driveway for multiple cars

Large westerly facing garden

offered no onward chain



Upon entering, you are greeted by two double bedrooms, two receptions including a large living room, a kitchen and dining room, and a bathroom with a shower over the bath. The property also features an integral garage, a driveway for multiple cars, and a large westerly facing garden, perfect for enjoying the outdoors.

This property presents a fantastic opportunity for those looking for a comfortable true bungalow. With a price guide of £495,000, don't miss out on the chance to make this beautiful bungalow your new home today.

DIRECTIONS

SAT NAV WA13 9EG

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 RATING:- tbc

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.

GROUND FLOOR

Approximate Gross Internal Floor Area = 109.1 sq m / 1175 sq ft

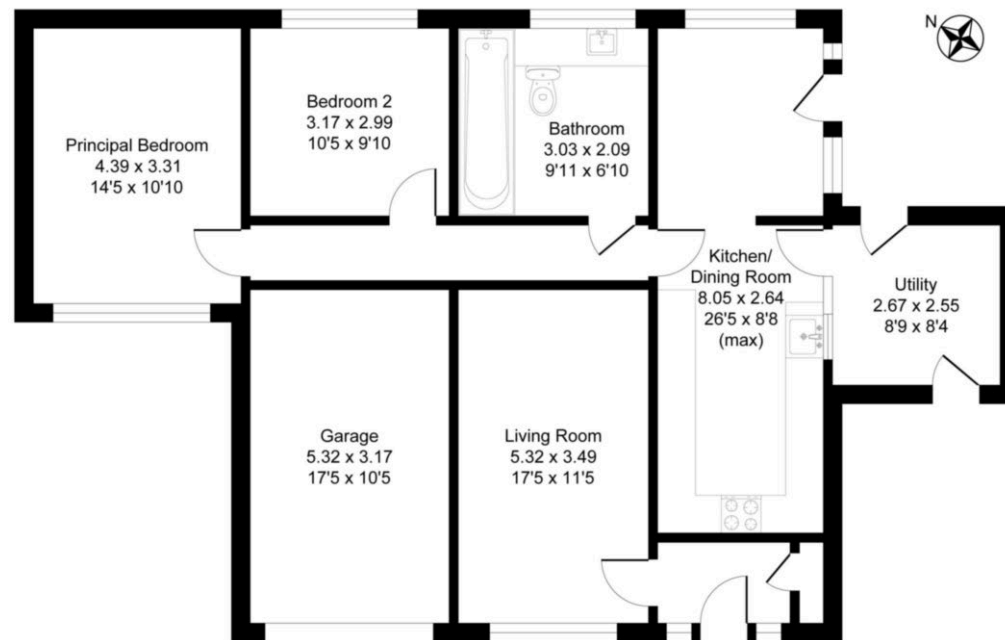


Illustration for identification purposes only, measurements are approximate, not to scale.

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