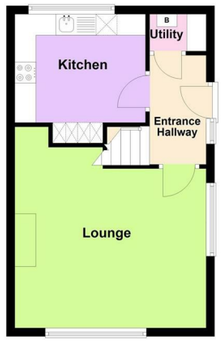
Ground Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)

First Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



Location

Lymm is home to some outstanding schools. Lymm High School is located in the community. The school accepts students from Lymm and in the surrounding villages and hamlets. It was judged as 'Good' in its 2018 Ofsted inspection.

There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (The Beam Education Trust) in May 2021. The fourth primary school is Cherry Tree Primary School located in the South area of Lymm and at its last Ofsted inspection was rated as 'Outstanding'.

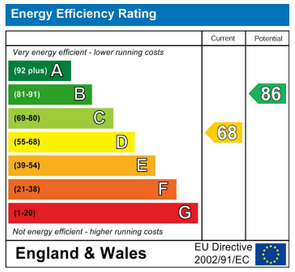
Lymm village centre is a designated conservation area. Lymm Cross, usually known simply as "the Cross", is a Grade I listed structure dating from the 17th century, restored in 1897.

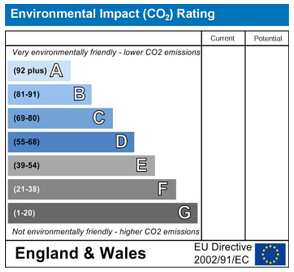
The M56 (junctions 7 and 9) and M6 (junction 20) motorways are both within 3 miles (4.8 km) of Lymm. [21] The conjunction of these motorways with the A50 is known as the Lymm Interchange, and hosts a service station known as the Poplar 2000 services, a well-used truck stop. The A56 also passes just south of the village, connecting the nearby towns of Warrington and Altrincham.[23] The CAT5/5A buses to Lymm from Warrington and Altrincham are frequent on weekdays and Saturdays.

Association football is played at Lymm F.C. (three teams) Lymm Rovers F.C. and Lymm Piranhas J.F.C., whilst Lymm Rugby Union Club fields four teams on a regular basis. There is angling at Lymm Dam and at Meadow View, Whitbarrow Road, Statham, where there are three-man-made lakes stocked with a variety of fish. Angling is represented by the Lymm Angling Club.

Lymm has a number of other sports facilities, including Lymm Golf Club and nearby High Legh Park Golf Club; Lymm Lawn Tennis and Croquet Club; Lymm Oughtrington Park Cricket Club, whose home ground is in the former grounds of Oughtrington Hall, a former ancestral home of a cadet branch of the Leigh







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REFURBISHED SEMI-DETACHED I NEW KITCHEN & BATHROOM I RE WIRE & RE PLUMB WITH NEW BOILER I LOUNGE WITH CONTEMPORARY FIREPLACE I KITCHEN WITH INTEGRATED APPLIANCES I WALKING DISTANCE TO LYMM I LANDSCAPED GARDENS This traditional semi-detached property has recently undergone complete renovation to provide tastefully presented accommodation close to Lymm Village. Comprising entrance hallway, boiler room, lounge & dining area and kitchen. The first floor provides two bedrooms and a recently fitted bathroom. Landscaped gardens to front and rear elevations.

£265,000

Tel: 01925 600 200

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Northway







Accomodation
Refurbished and renovated throughout including a new kitchen, bathroom new central heating system and re-wire. New doors, flooring and windows with carpeted loft space.

Ground Floor

Entrance Hallway
8'5" x 4'4" (2.58m x 1.34m)
Accessed through a 'composite' frosted leaded double glazed door with PVC frosted double glazed adjacent panel, laminate flooring, staircase to the first floor and a cupboard housing the electrical consumer unit.

Boiler Room
4'5" x 2'10" (1.36m x 0.88m)
Work surface with space for a washing machine below, wall mounted 'Main Eco Compact' gas boiler and fitted shelving.

Lounge & Dining Area
14'10" x 12'4" (4.54m x 3.78m)
Electric living flame wood effect fire with contemporary surround, PVC double glazed windows overlooking the front and side elevations complete with a central heating radiator.

Kitchen
10'1" x 8'5" (3.08m x 2.57m)
'Shaker' style kitchen fitted with a range of matching base drawer and eye level units in mocha complemented by integrated appliances including a four ring induction hob with splashback, oven & grill below and angled extractor above, fridge freezer and dishwasher. 'Composite' sink unit with mixer tap set in a wood grain work surface with matching splashback, a continuation of the laminate flooring, PVC Double glazed window overlooking the garden, wine rack and an integrated microwave.

First Floor

Landing
6'0" x 5'10" (1.84m x 1.79m)
Loft access via drop down ladders into a useful space, a window to the side elevation, lighting and eaves storage.





Bedroom One
14'9" x 8'4" (4.52 x 2.55m)
Useful recess providing hanging and shelving storage, PVC Double glazed window overlooking the rear and a central heating radiator.

Bedroom Two
14'10" x 9'5" (4.54m x 2.88m)
PVC Double glazed window overlooking the front and a central heating radiator.

Bathroom
8'7" x 4'11" (2.62m x 1.5m)
Modern white suite including a panelled bath with a thermostatic shower above, screen and both rain shower and retractable heads, vanity wash hand basin with drawer storage below and chrome mixer tap, chrome ladder heated towel rail, part tiled walls, frosted PVC double glazed window to the side elevation and a storage cupboard.

Outside
To the rear the garden is predominantly laid to lawn including gravelled borders, patio area and cold water tap, whilst there is a useful brick outhouse with light and power providing additional storage. The front, again with a low maintenance theme includes a gravelled area with raised borders.

Tenure
Freehold.

Council Tax
Tax band 'B' £1,923.83 (2026 / 2027)

Local Authority
Warrington Borough Council

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA13 9AT

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.