



Total area: approx. 47.5 sq. metres (511.2 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



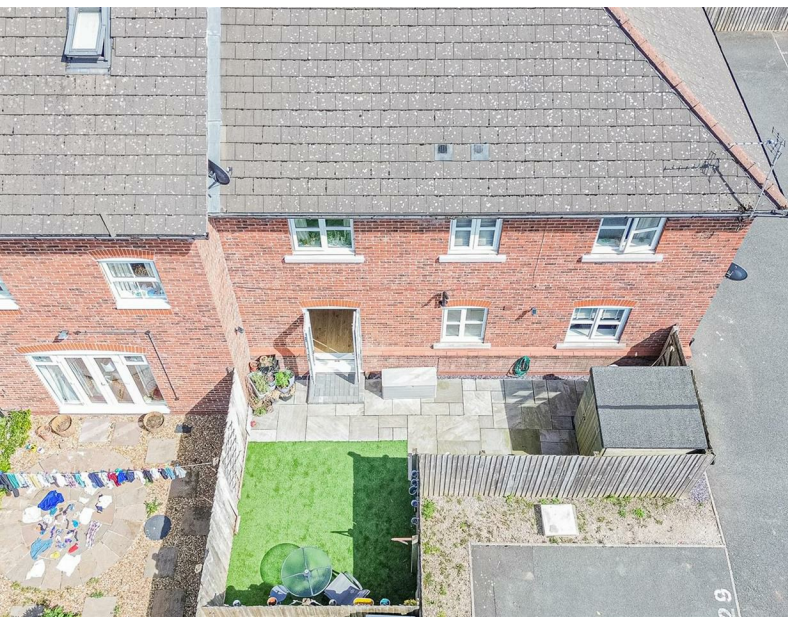
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**TWO BEDROOM GROUND FLOOR APARTMENT | REAR GARDEN | ALLOCATED PARKING | IDEAL LOCATION** This well presented, two bedroom ground floor apartment features low maintenance accommodation in a popular and convenient location, close to Lymm village.

# White Clover Square



## Accommodation

### Entrance Porch

6'2" x 3'6" (1.88m x 1.07m)  
Frosted double glazed front door, laminate flooring and central heating radiator.

### Entrance Hall

6'2" x 3'6" (1.88m x 1.07m)

### Lounge / Dining / Kitchen

15'11" x 12'7" (4.87m x 3.86m )  
PVC Double Glazed windows to the rear elevation, spot lighting, laminate flooring central heating radiator, range of matching eye and base level units with integrated appliances including a four ring gas hob, oven & grill with extractor above. Space for fridge / freezer, Stainless steel sink with chrome mixer tap.

### Inner Hallway

8'8" x 3'6" (2.66m x 1.07m)  
Laminate flooring, inset lighting, radiator, convenient storage cupboard housing the boiler.

### Bedroom 1

12'5" x 9'7" (3.79m x 2.93m)  
Range of 'handmade' fitted wardrobes providing hanging and shelving space, laminate flooring, double glazed window to the rear elevation and radiator.

### Bedroom 2

9'4" x 7'1" (2.86m x 2.17m)  
Laminate flooring, PVC Double glazed window to the rear elevation, radiator.

### Airing Cupboard

2'6" x 2'6" (0.78m x 0.78m)

### Bathroom

6'10" x 6'3" (2.09m x 1.91m)  
Recently replaced suite including panelled bath with matt black thermostat and 'rainfall' style shower head & retractable head, vanity unit with sink and matt black mixer tap, low level W.C, fully tiled walls with subtle contrasting complimentary flooring



## Outside

Externally there is an allocated parking space the rear elevation provides a generous outdoor space, comprising low maintenance AstroTurf in the main complimented with stylish flagging. There are enclosed, fenced borders with gated pedestrian access.

## Tenure

Leasehold: 106 Years remaining on lease

## Council Tax

Council Tax Band C £2,048.15 per 2025 / 2026

## Local Authority

Warrington Borough Council

## Postcode

WA13 0RX

## 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.