

Total area: approx. 61.5 sq. metres (662.2 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.

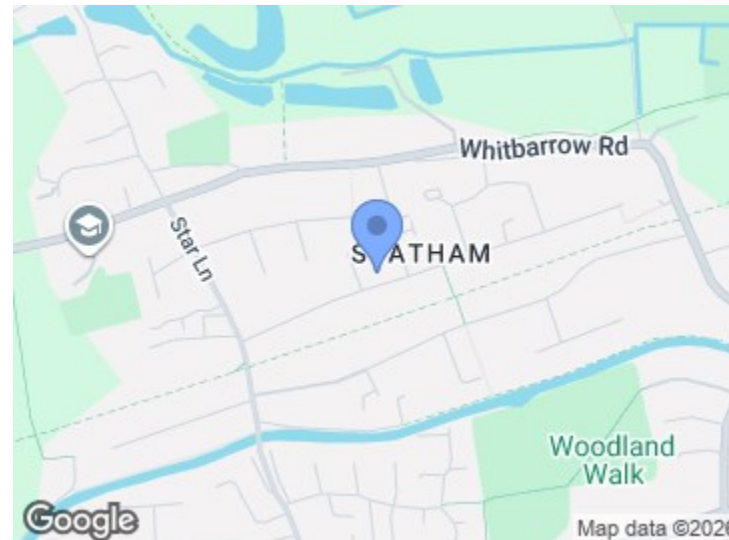
There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>
		<b>60</b>	EU Directive 2002/91/EC



ESTABLISHED Location & TRADITIONAL Style Home | PVC Double Glazed WINDOWS & 'FRENCH' Doors Installed in 2024 | REPLACEMENT Boiler in 2020 | LANDSCAPED Garden. Presented over two storeys, the accommodation comprises an entrance canopy, hallway, lounge, dining kitchen, three bedrooms and a bathroom. Beautifully appointed gardens, driveway parking and a car port.

# Albany Road



An excellent opportunity to acquire a traditional style semi-detached home which has been improved by the installation of PVC double glazed windows and 'French' doors in 2024, replacement 'Glow-worm' gas boiler in 2020 and landscaping of the garden resulting in themed areas.

Set within an established location, this traditional style home comprises an entrance canopy, entrance hallway with a staircase featuring storage leading to the lounge including a square bay window and an opening to the dining kitchen which is open-plan in design and boasts 'French' doors opening out onto the garden. The first floor is conventional in its layout, however, bedroom three can be accessed from the landing and main bedroom giving the accommodation a versatile feel. Externally, there has been particular attention given to the garden resulting in two patio areas, a lawned garden and a degree of maturity within its borders. Driveway parking and a garage to the side which can be used to access the rear.

## Accommodation

### Ground Floor

#### Entrance Canopy

#### Entrance Hall

3'3" x 2'9" (1.00m x 0.84m)

Accessed through a PVC frosted double glazed front door, staircase to the first floor, ceiling coving and a central heating radiator.

#### Lounge

14'0" x 12'0" (4.27m x 3.66m)

Log effect electric fire with granite effect inset, hearth and surround, laminate flooring, two wall light points, ceiling rose, ceiling coving, PVC double glazed square bay window to the front elevation, central heating radiator and an archway to the:

#### Dining Kitchen

14'11" x 8'9" (4.55m x 2.68m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting, in addition to appliances including a four ring gas hob with an illuminated chimney extractor above an oven & grill below and a fridge/freezer. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with tiled splashback, tiled flooring, inset lighting, PVC double glazed 'French' doors opening to the garden, PVC double glazed window overlooking the garden, ceiling coving, cupboard housing the 'Glow-worm energy 25c' gas boiler and a central heating radiator.

### First Floor



### Landing

6'5" x 5'11" (1.97m x 1.81m)

Access to a part-board loft via a drop-down ladder, ceiling coving and a PVC frosted double glazed window to the side elevation.

### Bedroom One

14'6" x 8'9" (4.43m x 2.67m)

PVC double glazed square bay window to the front elevation, ceiling coving, double central heating radiator and double doors to bedroom three.

### Bedroom Two

8'10" x 8'8" (2.71m x 2.65m)

PVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

7'2" x 6'0" (2.19m x 1.84m)

Accessed through the main bedroom, however, access can be returned from the landing, PVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

5'10" x 5'5" (1.78m x 1.66m)

Three piece suite comprising a panelled bath with a shower above, pedestal wash hand basin and a low level WC. Fully tiled walls, laminate flooring, chrome ladder, heated towel rail and a PVC frosted double glazed window to the rear elevation.

### Outside

The rear garden includes designated areas including a lawned area with well stocked borders accessed from the flagged patio which is an ideal stage for the hardstanding of garden furniture. Set adjacent to the lawn is a further raised patio area situated on the former site of the garage with feature pillars. The front includes a block paved driveway set adjacent to a lawned area set behind a dwarf wall which in turn leads to the:

### Garage

27'6" x 8'0" (8.40m x 2.46m)

Light and power, up 'n' over door to the front, courtesy door to the rear garden, water and electricity connections as the space is utilised as a utility area with a washing machine in place. shelving and cupboard storage.

### Tenure

Freehold.

### Council Tax

Band 'C' - £2,048.15 (2025/2026)

### 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 9LU

### Possession

Vacant Possession upon Completion.

### Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.