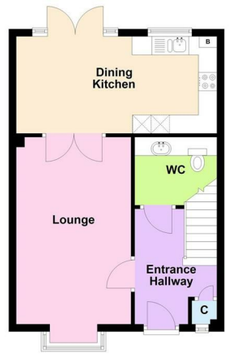
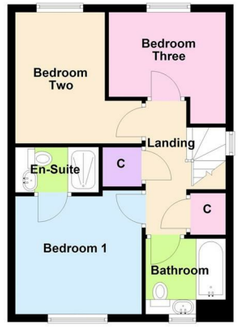
Ground Floor
Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)

First Floor
Approx. 42.4 sq. metres (456.5 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.

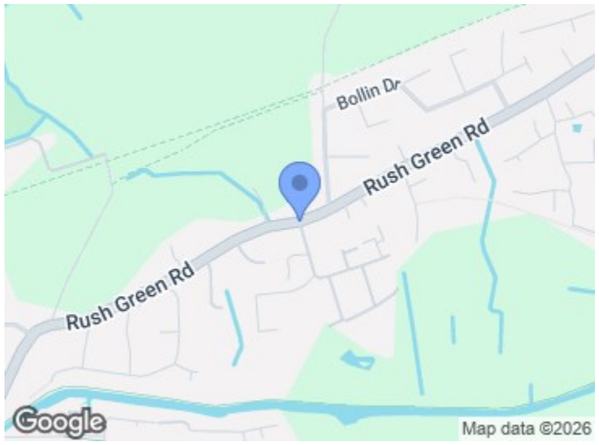
There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (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'.

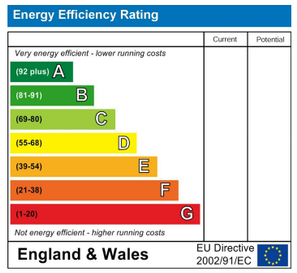
Lymm village centre is a designated conservation area. Lymm Cross, usually known simply as "the Cross", is a Grade I listed structure dating from the 17th century, restored in 1897.

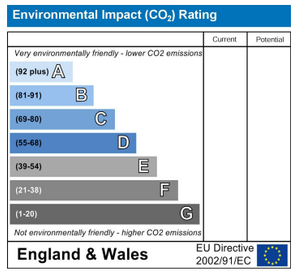
The M56 (junctions 7 and 9) and M6 (junction 20) motorways are both within 3 miles (4.8 km) of Lymm. [21] The conjunction of these motorways with the A50 is known as the Lymm Interchange, and hosts a service station known as the Poplar 2000 services, a well-used truck stop. The A56 also passes just south 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







COWDEL CLARKE

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98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Lymm

COWDEL CLARKE

NEW BUILD by 'Bellway' I ENCLOSED GARDEN I CATCHEMENT AREA for LYMM SCHOOL I BEAUTIFULLY PRESENTED. This property offers brilliant accommodation presented over 2 storeys including an entrance hallway, WC, lounge and dining kitchen, whilst to the first floor there is the master bedroom with en-suite, two further bedrooms and a bathroom. Outside you will find a driveway and to the rear an enclosed garden with shed.

£1,700

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Lymm
Robins Pasture

Accommodation

Ground Floor

Entrance Hallway
10'3" x 7'1" (3.133m x 2.163m)
Accessed through a 'Composite' door into a welcoming reception providing access to the rest of the ground floor accommodation. Staircase to the first floor, gas central heating radiator, well mounted 'SURETECH' security system & 'HONEYWELL HOME' thermostat with a cupboard housing the electrical consumer unit.

WC
7'1" x 6'0" (2.169m x 1.838m)
Two piece suite including a low level WC with chrome flush and wash hand basin with tiled walls and chrome mixer tap and contrasting tile effect cushioned vinyl flooring.

Lounge
10'2" x 16'7" (3.115m x 5.074m)
A light and airy room featuring double doors through to the dining kitchen, square bay PVC double glazed window to the front elevation, newly fitted carpets TV & Ethernet point with gas central heated radiator.

Dining Kitchen
17'10" x 8'7" (5.441m x 2.632m)
Fitted with a new modern kitchen comprising a range of base, drawer and eye level 'soft close' units with concealed lighting complimented with integrated 'ELECTROLUX' appliances including a four ring gas hob with a glazed splashback, illuminated chimney extractor above, oven and grill, fridge/freezer and slimline dishwasher. One and a half bowl stainless stell single sink drainer unit with a chrome mixer tap set in a contrasting marble effect work surface, eye level cupboard housing the 'LOGIC' combination boiler. Tile effect cushioned flooring, PVC double glazed window to the rear elevation and PVC double glazed 'French Doors' leading to the garden.

First Floor

Landing
11'4" x 6'9" (3.464m x 2.067m)
Boasting brilliant storage space with two cupboards and PVC double glazed window to the side elevation.

Bedroom One
10'9" x 10'4" (3.279m x 3.160m)
Featuring a front aspect, PVC double glazed window to the front elevation, wall mounted 'HONEYWELL' thermostat, TV & Ethernet point, a double gas central heating radiator providing direct access to the;

En-Suite
7'1" x 3'9" (2.162m x 1.164m)
Three pieces suite including a standing shower, wash hand basin with chrome mixer tap and a low level WC with a chrome flush. Tiled walls with contrasting tile effect cushioned vinyl flooring, chrome ladder heated towel rail and extractor fan.

Bedroom Two
11'1" x 10'8" (3.386m x 3.273m)
Featuring a rear aspect with a PVC double glazed window to the rear elevation and gas central heating radiator.

Bedroom Three
10'10" x 9'5" (3.304m x 2.881m)
Again located to the rear, including a PVC double glazed window to the rear elevation and gas central heating radiator.

Bathroom
Three piece suite including a panelled bath with a mixer shower head and screen, wash hand basin with a chrome mixer tap and a low level WC. with a chrome flush. Tiled walls with contrasting tile effect cushioned vinyl flooring. chrome ladder heated towel rail and a frosted PVC double glazed window to the front elevation.

Outside
To the rear, there is an enclosed garden laid to lawn with a flagged pathway leading the shed whilst to the front there is driveway parking for two vehicles.

Council Tax
NEW BUILD - TBC

Local Authority
Warrington Borough Council

Postcode
WA13 9EW

Viewing
Strictly by prior appointment with Cowdel Clarke.