



Barsbank Lane, Lymm, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- End Terrace
- Two Bedrooms
- Stylish Kitchen
- Open Plan Living
- Fantastic Location
- Great Sized Garden
- Superb Extension
- Close to Schools
- Close to Lymm Village
- Detached Garage

DESCRIPTION

A beautifully presented two bedroom home in a popular area of Lymm Village. Boasting a stunning extension to the rear with a modern open plan kitchen/diner and two reception rooms, this home gives a bright and airy feel throughout. This home is a true credit to its current owners. Viewings are highly recommended.

Access into this beautiful home is via a welcoming hallway. From here you are able to access the spacious lounge with the added benefit of a cosy log burner, giving this room a warm and homely feel. Through to the open plan kitchen/diner you are presented with a superb extension celebrating sky lights and modern features including underfloor heating and integrated appliances. Boasting bi-folding doors this open space has access to natural light making the room feel bright and airy. To the first floor there are two sizeable bedrooms as well as a family bathroom.

GARDEN

This great sized garden enjoys a very enviable position with a perfect mixture of patio and lawn, making this ideal for entertaining guests during the warm summer evenings whilst enjoying the gorgeous sunsets. Parking is available to the front and back of the property along with a detached garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.06m x 3.79m
- Dining/Family Room 2.99m x 4.12m
- Kitchen 3.17m x 4.80m
- WC 2.59m x 0.91m
- Garage 6.70m x 4.35m

FIRST FLOOR

- Landing
- Bedroom One 3.63m x 4.80m
- Bedroom Two 3.53m x 2.44m
- Bathroom 2.60m x 2.26m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

LOCATION

Lymm is a particularly attractive and sought-after location, thanks to its quaint village feel and rural setting. The area boasts a range of picturesque walks including those around Lymm Dam and on the banks of the Manchester Ship Canal. It is an ideal location for families, boasting some of the regions most-highly regarded schools. The village itself is a designated conservation area with an impressive range of historic buildings. It is home to Warrington's only Grade I listed structure, Lymm Cross, which dates back to the 17th century. Residents in the area benefit from the excellent range of shops, coffee houses and cosy pubs in the village. It is also ideally located close to the M6, making it perfect for commuters.

DISTANCES

- Lymm Village 2 minute walk
- Stockton Heath 4 mile walk
- Manchester Airport 13 miles via M56
- Manchester City Centre 19 miles via M56
- Chester City Centre 25 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

Tenure: Freehold
(to be confirmed by Solicitors.)

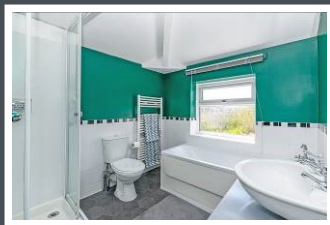
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



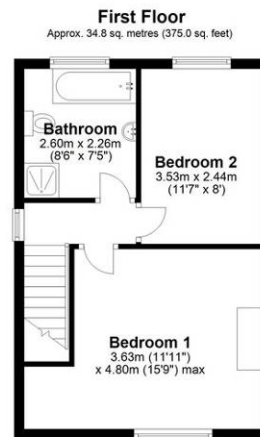
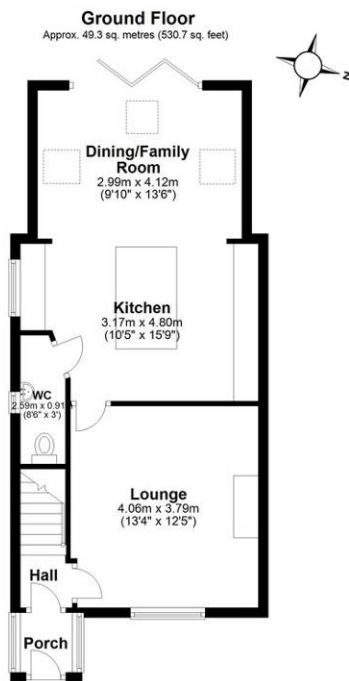




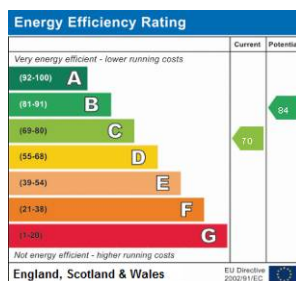


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Main area: Approx. 84.1 sq. metres (905.7 sq. feet)
Plus garages: approx. 29.1 sq. metres (313.7 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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