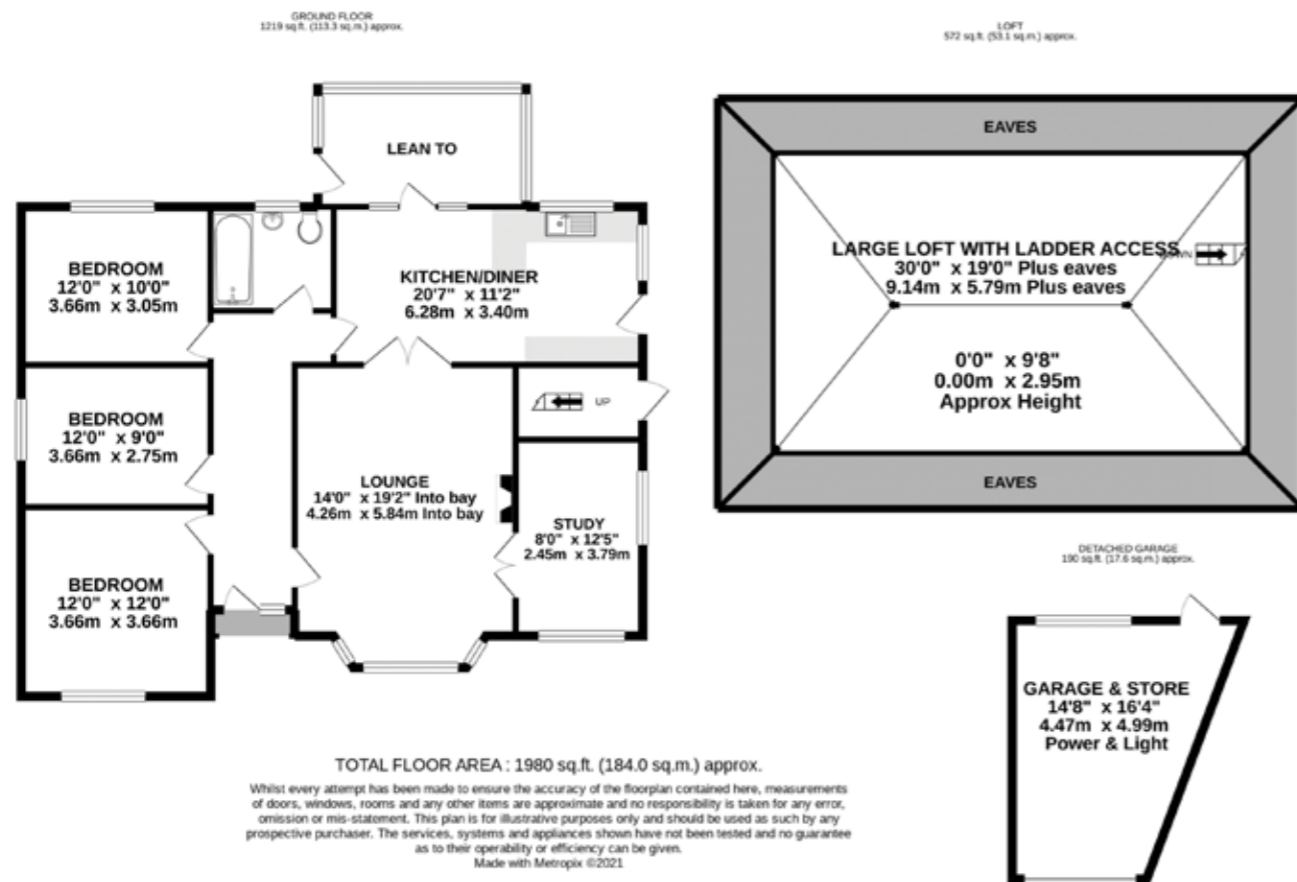


4 WOODLAND AVENUE

Lymm

£650,000



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Lymm

6, The Cross, LYMM WA13 0HP

01925 758 345 lymm@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

A spacious detached bungalow with planning permission for major re-development. Situated on a large garden plot, excellent location. No Onward Chain.

- Spacious plot with planning permission
- Potential for refurbishment and extension
- Large versatile loft space

- Off road parking and detached garage
- Popular location
- No onward chain

**£650,000**

**4 WOODLAND AVENUE**

L y m m



**DESCRIPTION**

This detached bungalow is well located on this popular road with a much larger than average rear garden making a superb mature plot. The current owner has gained planning permission for complete re-development giving a discerning buyer the opportunity to create a unique contemporary home. The property currently provides well proportioned and spacious accommodation with three bedrooms, kitchen diner, large lounge and study/sitting room. There is a huge loft measuring 30' x 19' and 9'8" in height which offers fantastic potential for conversion. A viewing is essential to fully appreciate the tremendous opportunity and fabulous gardens. No onward chain.

**LOCATION**

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day.

Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

**DIRECTIONS**  
SAT NAV WA13 0BJ

**TENURE**

Freehold. Subject to verification by Solicitors.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Warrington Borough Council. Council Tax Band:- F

**VIEWING**

Strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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