



GASCOIGNE HALMAN

17 FARCROFT CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £350,000

A smartly presented townhouse on this ever popular development close to the village, excellent schools and open countryside via the Trans Pennine Trail.

This attractive townhouse lies on a cul-de-sac which forms part of a popular development constructed by Countryside Properties nearly twenty years ago (2005). It has the advantage of a driveway providing off road parking and an integral single garage. The gardens to the rear are enclosed and not directly overlooked with a westerly aspect. For ease they have been landscaped to artificial grass and terracing.

An extension to the rear adds to the modern kitchen, ideal as a dining room or conservatory as it opens onto the gardens. In addition there is a WC. To the first floor a good sized living room to the rear and a double bedroom with three further bedrooms and two bathrooms (one en-suite) to the second floor.

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the

Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

DIRECTIONS

SAT NAV WA13 9US

FASHIONABLY PRESENTED THREE STOREY TOWNHOUSE

GLASS CONSERVATORY EXTENSION ONTO THE REAR GARDENS

LANDSCAPED AND ENCLOSED WESTERLY FACING GARDENS

MODERN DINING KITCHEN WITH APPLIANCES

FOUR BEDROOMS AND TWO BATHROOMS (ONE EN-SUITE)

EARLY VACANT POSSESSION AVAILABLE

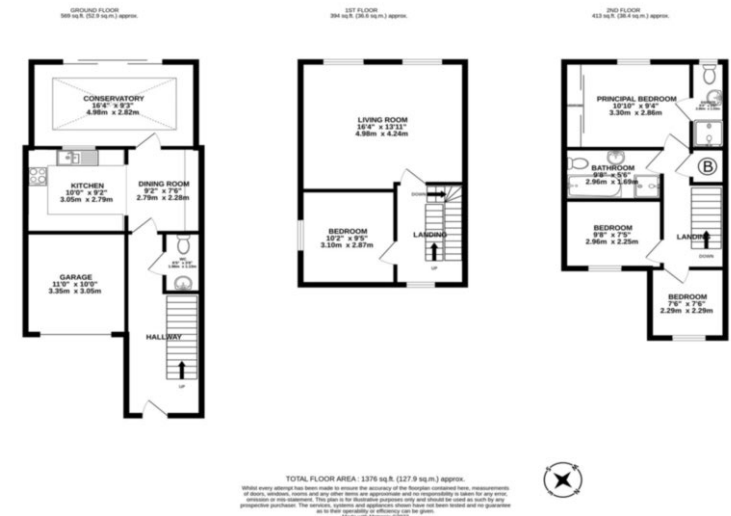
LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.