



GASCOIGNE HALMAN

LYMM QUAY, LYMM

THE AREAS LEADING ESTATE AGENT

| £375,000

A stylish modern townhouse in a beautiful waterside position in the heart of the village.

Forming part of an exclusive modern development of individual townhouses and mews homes, this property has been more recently refurbished and provides stylish living space arranged over three floors. It occupies an idyllic location lying immediately adjacent to the Bridgewater Canal and central to the very heart of the village which provides immense convenience. Outdoor space is limited to a first floor balcony which provides enough room to sit and enjoy the views with room to BBQ. There is allocated parking to the rear within a car park for residents and visitors.

The flexible accommodation is arranged over three floors and designed to make the best use of the views and location so the two double bedrooms lie to the ground floor serviced by a smart white bathroom. The first floor provides a contemporarily designed kitchen with integrated appliances and a separate dining room with access to the balcony which both overlook the water. The top floor is an open plan living room with elevated views.

DIRECTIONS

SAT NAV - WA13 9ED

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 Trans Pennine 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.

TENURE

Leasehold

LOCAL AUTHORITY

Warrington Borough Council. Tax Band:- C

ENERGY PERFORMANCE RATING

EPC Rating:- C

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

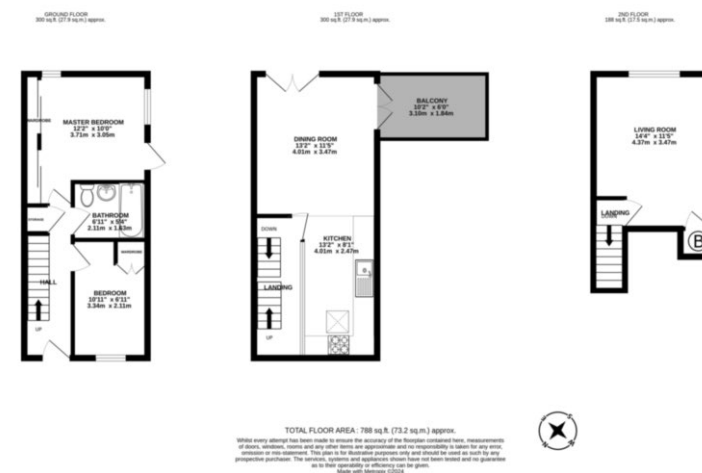
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**GASCOIGNE
HALMAN**



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