



**GASCOIGNE
HALMAN**

NEWFIELD COURT, LYMM WA13 9QU

THE AREAS LEADING ESTATE AGENT

£315,000

Forming part of a gated courtyard of modern mews homes this end property has a garden view to the front, private westerly gardens to the rear and a garage close to schools and the village.

Lying on the Easterly side of the village, just under a mile for the village centre and close to primary and secondary schools this family home is situated in an attractive, gated courtyard development. This property forms the end of a row of modern housing built just over 40 years ago. There is off road parking and a garage within a block just a few steps a way.

The property has a pleasant outlook to the front as the courtyard surrounds a communal green for the use of all residents and an ideal, safe playing area for children. There is a private westerly facing garden at the rear of the property.

Internally the accommodation is well presented throughout having been well maintained over the years and benefits from smart and modern kitchen and bathroom fittings. Usefully there is also a detached brick building currently used as a workshop but could be converted to a home office or play room.

DIRECTIONS

SAT NAV WA13 9QU

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.

TENURE

Freehold. Communal Charge: £30 per month

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)

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

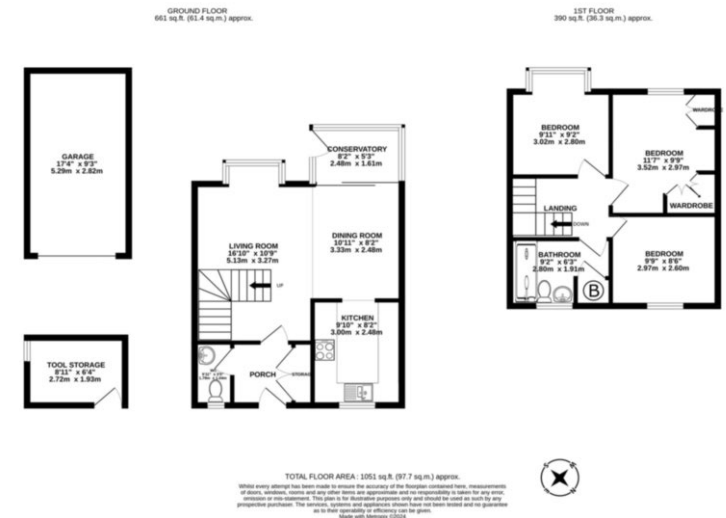
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