



**GASCOIGNE
HALMAN**

MARDALE CRESCENT, LYMM

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £350,000

An extended house in larger than average gardens occupying a much sought after location within a short walk of the village, excellent schools and the Bridgewater Canal.

Occupying a much sought after location on a modern development built about fifty years ago this semi detached family house stands towards the head of the crescent and amongst much larger than average gardens. Off road parking lies to the front for two cars and the integral garage has now been cleverly converted into a family room/study or perhaps bedroom four?

An enclosed porch opens into the through living/dining room which also links the fitted kitchen and a large conservatory extension. There is also a useful cloakroom/WC. At first floor level there are three bedrooms and a smart white bathroom suite.

Given the size of the long rear gardens we believe there is huge potential to extend especially to the rear, single or double storey, subject to the necessary planning permission.

DIRECTIONS

SAT NAV - WA13 9PJ

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

Leasehold. Ground Rent £15 pa

LOCAL AUTHORITY

Warrington Borough Council. Tax Band:- C

ENERGY PERFORMANCE RATING

EPC RATING:- E

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.

GROUND FLOOR

Approximate Gross Internal Floor Area = 114.3 sq m / 1231 sq ft

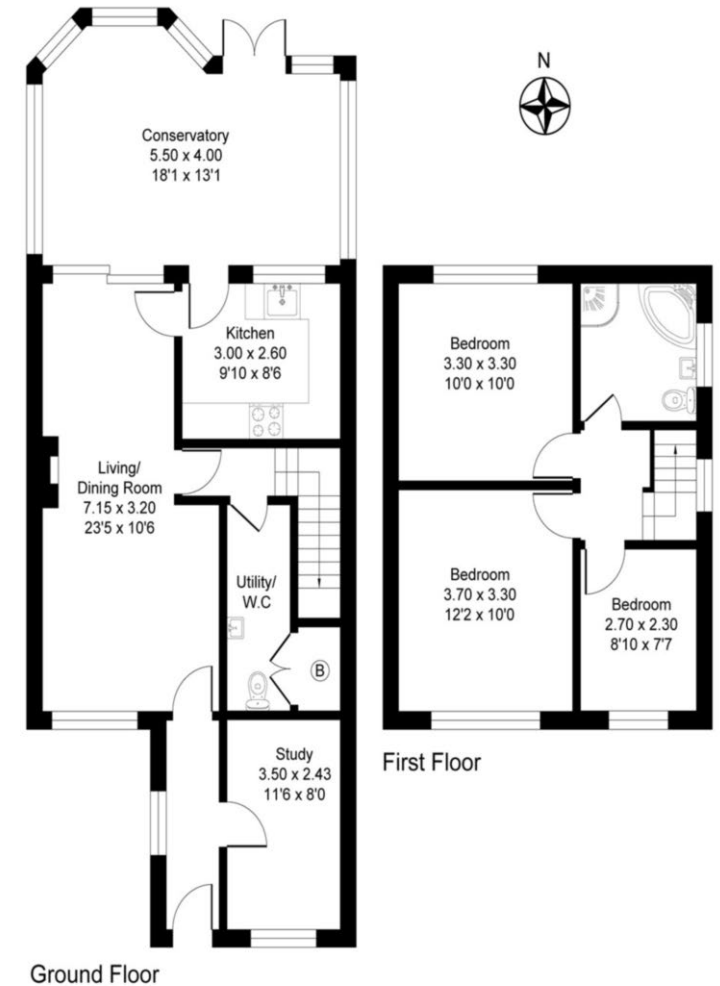


Illustration for identification purposes only, measurements are approximate, not to scale.

LYMM OFFICE

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**GASCOIGNE
HALMAN**

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