



**GASCOIGNE  
HALMAN**

RIDGWAY GARDENS, LYMM, CHESHIRE WA13 0HQ

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THE AREAS LEADING ESTATE AGENT

| £335,000

A smart semi-detached home extended to the rear in lovely gardens overlooking Grundy Park.

This modern semi-detached property forms the end of a row of just three similar homes which occupies a small and private courtyard. There is parking available to the front with a small open plan garden whilst to the side and rear lovely landscaped gardens which are very private, enclosed and enjoy a super open aspect over Grundy Park.

The accommodation has been extremely well maintained and cared for over our clients time in occupation and includes the refitting of a smart kitchen with integrated appliances, a white bathroom with complimentary tiling and a generous conservatory extension.

The location is quiet and ideal for village life which is just a short walk away through Grundy Park, as is the Trans Pennine Trail and the Bridgewater Canal.

#### DIRECTIONS

SAT NAV WA13 0HQ

#### 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

#### LOCAL AUTHORITY

Warrington Borough Council Band:- D

#### 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.

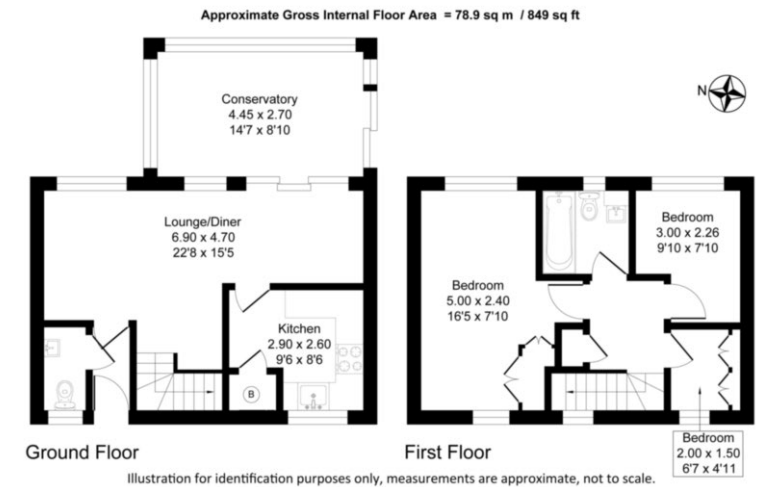
#### LYMM OFFICE

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