



GASCOIGNE HALMAN

CYRIL BELL CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT



CYRIL BELL CLOSE, LYMM

£399,000

A smart and stylish townhouse in a popular and very convenient position just a few minutes from the village centre and the canal with remodeled and refurbished accommodation in private westerly gardens.

Just minutes form the village centre and the canal!

Lovely courtyard designed, westerly gardens

Reconfigured and refurbished accommodation

Smart breakfast kitchen now on the ground floor with doors to the garden

Four bedrooms, smart bathroom and cloakroom/WC

Off road parking for two cars and garage





Constructed of attractive Cheshire brick elevations this townhouse occupies a small cul-de-sac literally minutes away from the village centre, the canal and for young families the highly praised Ravenbank Primary School. Off road parking for two cars is available to the front which also leads to an integral garage. To the rear the gardens have been landscaped with ease of maintenance in mind, enclosed and have a bright and private westerly aspect.

Over recent years the accommodation has not only been refurbished but cleverly altered and refurbished. Principally the huge change was relocating the breakfast kitchen to the ground floor and refitted with a range of modern cabinets and integrated appliances. There are now French doors which open onto the rear gardens, perfect for alfresco dining. The ground floor also provides a cloakroom/WC off the hall. On the first floor there is now a much larger living/dining room and a fourth bedroom/home office and to the second floor three further bedrooms and a white bathroom.

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 0JS

TENURE

Leasehold, residue of 999 years from 01/01/1986.
Ground Rent £50 pa.

ENERGY PERFORMANCE RATING

EPC RATING:- C

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- 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.

Approximate Gross Internal Floor Area = 125.4 sq m / 1350 sq ft

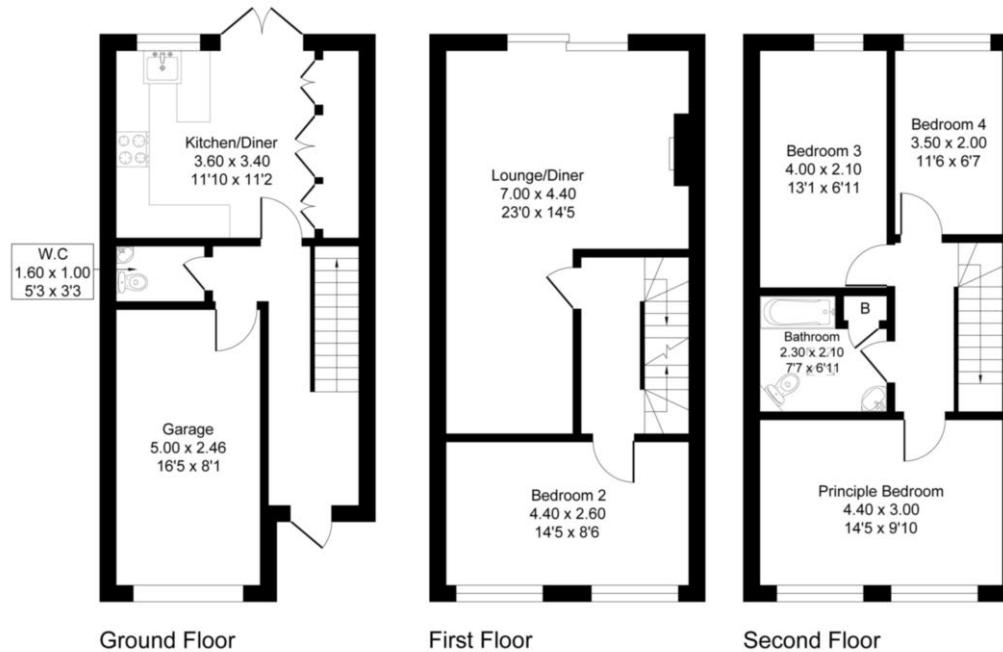


Illustration for identification purposes only, measurements are approximate, not to scale.

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