



GASCOIGNE HALMAN

DINGLE BANK CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT

| £190,000

A first floor apartment converted from a beautiful Edwardian mansion house lying within the conservation area and in easy woking distance of the village and Lymm dam. NO CHAIN

Converted from a former Edwardian mansion house this first floor apartment lies on the first floor of the building which is conveniently accessed by both a staircase and lift. It overlooks Dingle Bank Close and the lightly wooded aspect of Brookfield Road beyond. Communal gardens lie to the rear and are well maintained along with ample parking spaces for residents and visitors. This property also has the advantage of a large integral garage.

The accommodation is ideal for couples or single occupants alike and overall in good order however some general modernisation maybe required, subject to personal taste.

DIRECTIONS

SAT NAV WA13 0QR

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. 999 yrs - 961 yrs remaining
Service Charges:- £360 per quarter inc Ground Rent

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

ENERGY PERFORMANCE RATING

EPC RATING: - D

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.

Approximate Gross Internal Floor Area = 48.9 sq m / 527 sq ft

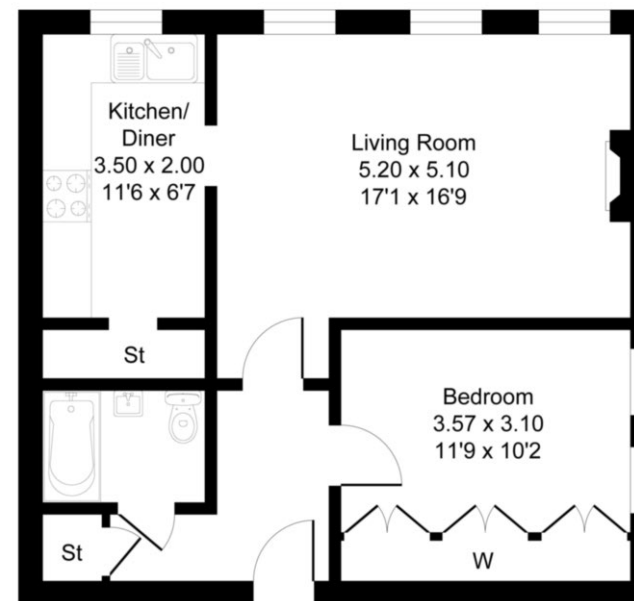


Illustration for identification purposes only, measurements are approximate, not to scale.

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**GASCOIGNE
HALMAN**

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