



**GASCOIGNE
HALMAN**

CYRIL BELL CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT

| £325,000

Just a few minutes walk from the village and canal a most attractive mews house in super condition with westerly courtyard gardens, parking and garage.

Forming part of a small cul-de-sac of Cheshire brick built properties this mews home has been more recently refurbished throughout. It has the benefit of parking to the front with additional parking and a garage in a nearby block. Relatively private westerly gardens lie to the rear and have been landscaped with ease in mind and provides a comfortable sitting area ideal for alfresco dining.

The accommodation has been very well maintained and fashionably presented with neutral decorations, fixtures and fittings. Smart, Karndean, bespoke flooring lies throughout the ground floor and off the hall there is a white WC. The breakfast kitchen lies to the front and is fitted with a range of white high gloss cabinets with integrated appliances and to the rear an open plan living room with French doors onto the courtyard. The first floor provides two double bedrooms and a white shower room/WC.

DIRECTIONS

SAT NAV WA13 0JS

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 remaining. Ground Rent £50 pa

LOCAL AUTHORITY

Warrington Borough Council Tax 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.

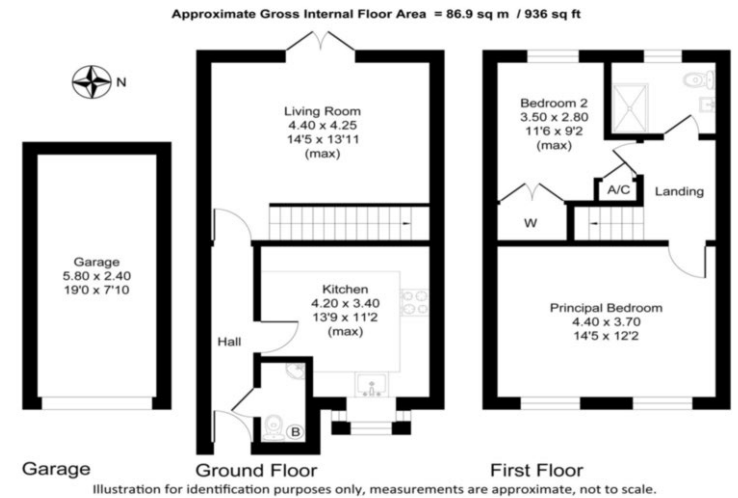


Illustration for identification purposes only, measurements are approximate, not to scale.

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**GASCOIGNE
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