



**GASCOIGNE  
HALMAN**

RIDGWAY GARDENS, LYMM

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THE AREAS LEADING ESTATE AGENT



## RIDGWAY GARDENS, LYMM

**£490,000**

Situated at the head of a cul-de-sac, this property has been extended and re-modelled to a high specification and is within easy reach of the village and good schools.

Stylish extended and re-furbished semi detached house

Head of the cul-de-sac with gated access to Ridgway Grundy Park

Open plan Lounge/kitchen/diner

Three/ Four bedrooms, 2 with en-suites

Integral garage with off road parking

Walking distance to the village, primary and secondary schools, TPT and canal

Fully landscaped gardens with Dining/Bar area

**NO CHAIN**







The stylish accommodation is arranged over two floors as detailed on the floor plan and features a modern open plan lounge/ kitchen/ diner which extends to the rear with patio doors onto the landscaped gardens. The integral garage leads into the hallway with cloakroom/WC. There is also a sitting room/ bedroom four. The first floor provides three bedrooms, two with en-suites and a family bathroom. Externally there is a driveway for several cars leading to the garage. NO CHAIN.

#### **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.

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- D

#### **TENURE**

Freehold.

#### **ENERGY PERFORMANCE RATING**

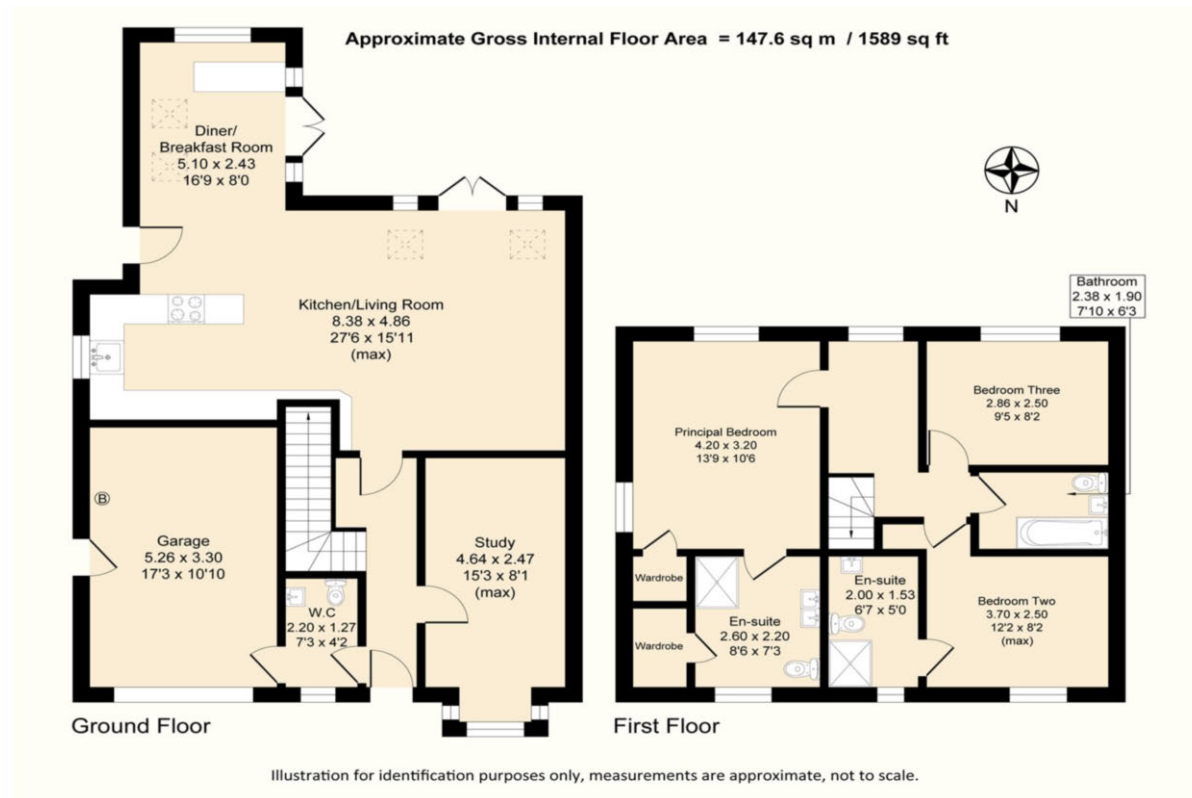
EPC RATING:- C

#### **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.



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**LYMM OFFICE**

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