



**GASCOIGNE  
HALMAN**

6 RIDGWAY GARDENS, LYMM

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THE AREAS LEADING ESTATE AGENT

| £355,000

A smart modern semi detached home presented in first class condition set within a quiet cul-de-sac of just three properties.

Ridgway Gardens is a popular modern development constructed about 30 years ago to an attractive style and design. This particular property enjoys a rather nice position occupying a small cul-de-sac of just three properties with ample parking and a garage. It's location is perfect for village life as the centre lies within walking distance as does the adjacent Ridgeway Grundy Memorial Park, Bridgewater Canal and the Trans Pennine Trail.

The accommodation has been re-furbished over more recent years and is now extremely well presented throughout and ready to move straight into. It has also been extended by way of a conservatory which overlooks the relatively private gardens.

### 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 0HQ

### TENURE

Freehold

### 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.

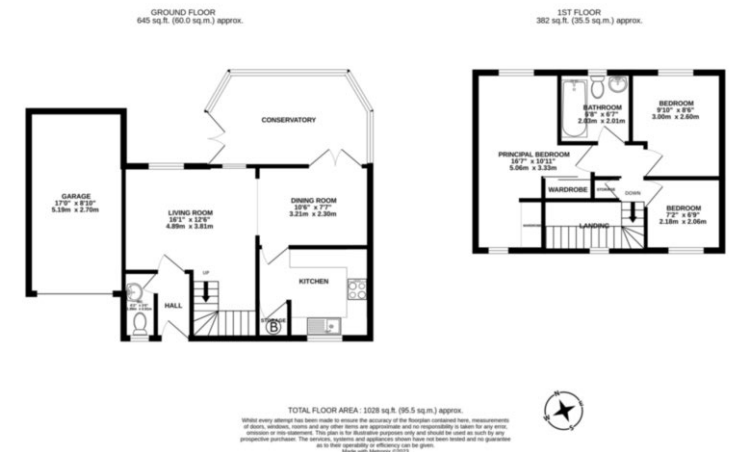
### LYMM OFFICE

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