



**GASCOIGNE  
HALMAN**

MARLFIELD AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

| £180,000

A smart top floor apartment with bathroom and en-suite, stylish open plan accommodation on a popular sought after development close to Lymm High School and Lymm village.

Situated towards the edge of the village, close to good schools and open countryside, this top floor apartment forms part of modern development constructed about 18 years ago by Taylor Wimpey. There are some communal grounds to the front and rear along with a car park and an allocated parking space along with visitors space.

The accommodation is open plan in design and arranged to make best use of the floor area and being located on the top floor there are generous views. Over more recent years the fittings have been upgraded and feature a smart living dining kitchen with integrated appliances. There are two double bedrooms and two bathrooms the larger bedroom having an en-suite shower room.

#### DIRECTIONS

SAT NAV WA13 0QZ

#### 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. Service Charge £150 pcm

#### LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

#### ENERGY PERFORMANCE RATING

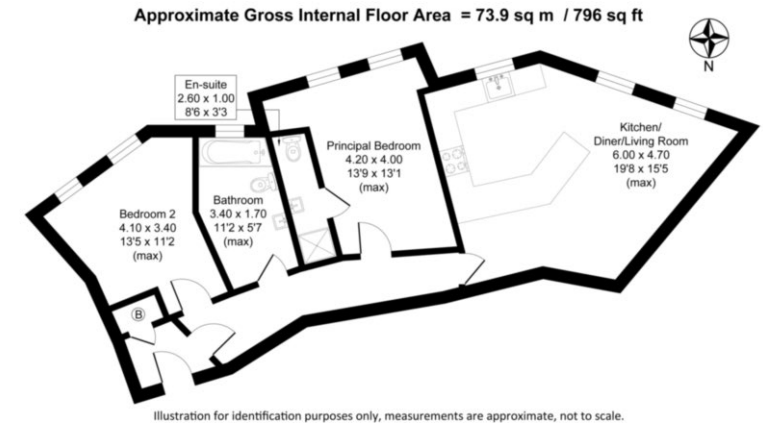
EPC RATING:- C

#### 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.



#### LYMM OFFICE

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