



**GASCOIGNE
HALMAN**

NEWARTH DRIVE, NEWARTH DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT

| 230,000.00

Stylish two bed apartment with integral garage and low maintenance garden!

First floor apartment situated in the sought-after Newarth Drive, Lymm, this stunning leasehold apartment is now available for sale. This first floor coach house apartment boasts a modern and stylish design, offering a comfortable and convenient living space within extremely close proximity to the picturesque Cheshire village of Lymm.

Upon entering your own separate entrance hallway, you are greeted with a spacious layout featuring an open plan kitchen/ livingroom, two double bedrooms and a modern family bathroom. The property features a single integral garage and driveway to the front of the apartment. The apartment also benefits from a low maintenance yard to the side of the property.

Priced at £230,000, this apartment presents an excellent opportunity to own a contemporary apartment in a desirable location. Don't miss out on the chance to make this apartment your own.

DIRECTIONS

SAT NAV WA13 0LH

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

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

EPC RATING

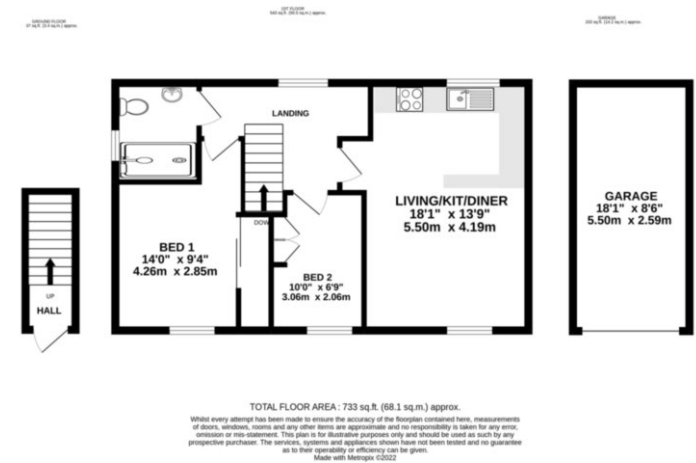
EPC RATING:- C

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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