



**GASCOIGNE
HALMAN**

BUCKLOW GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT

| £390,000

Stylish townhouse living in Lymm's Bucklow Gardens - Enquire now!

Situated in the sought-after cul-de-sac of Bucklow Gardens, Lymm this stunning three-bedroom townhouse property is now available for sale. Boasting a freehold tenure with no onward chain, this beautifully presented three-storey townhouse offers a perfect blend of comfort and style for a variety of buyers.

Upon entering, the ground floor features a modern fitted kitchen/dining room, recently upgraded bathrooms, office room, utility and a convenient W.C. On the first floor you are greeted by a spacious living room, ideal for relaxation and entertainment, a double bedroom alongside a family bathroom.

The second floor hosts the master bedroom with en suite shower room, alongside an additional double bedroom. The property offers plenty of room for the whole family with accommodation over three levels.

Nestled in a peaceful cul-de-sac, residents can enjoy a fully enclosed low maintenance rear garden, single garage (leasehold tenure) and off road driveway. The close proximity to Oughtrington Primary School and Lymm High School adds to the appeal of this property for families with children of all ages.

Offered with no onward chain, this property presents a fantastic opportunity to own a charming home in a desirable location. With a price guide of £390,000, don't miss the chance to make this property your own.

DIRECTIONS

SAT NAV WA13 9RN

LYMM OFFICE

01925 758345
lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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

House is Freehold. Garage is Leasehold. Subject to verification by Solicitors.

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- E

ENERGY PERFORMANCE RATING

EPC RATING:- C

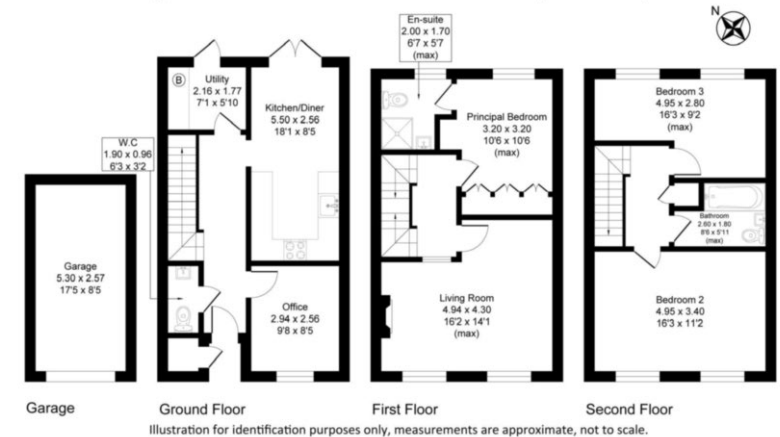
VIEWING

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.

Approximate Gross Internal Floor Area = 134.9 sq m / 1452 sq ft



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