



**GASCOIGNE  
HALMAN**

MILLINGTON GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT



| £335,000

Situated in the sought-after Millington Gardens, Lymm, situated on a corner, this modern three-bedroom, three-bathroom townhouse offers a perfect blend of style and functionality. Boasting a spacious living space of approximately 1200 sqft, this leasehold property is ideal for families looking for a contemporary living space.

Upon entering the property, you are greeted by a welcoming ground floor entrance hallway leading to a downstairs second bedroom which benefits from an en-suite shower room, providing both convenience and privacy. The first floor features a well-appointed kitchen/diner and a generously sized living room, perfect for hosting guests or winding down with family.

The second floor is dedicated to the primary bedroom, again with another en-suite shower room in addition to the third bedroom and a separate family bathroom, creating a spacious home for everyone in the household. Outside, the low maintenance walled garden features both a patio and lawned area providing a private outdoor retreat, while a single integral garage adds convenience for storage needs.

Located close to local primary schools and Lymm High School, this property is not only stylish but also practical for families with children of all ages. With a price guide of £335,000, this three-storey townhouse presents a fantastic opportunity to own a modern and well-equipped home in a desirable area.

Viewing comes highly recommended to appreciate the quality of property on offer!

#### DIRECTIONS

SAT NAV WA13 9UJ

#### LYMM OFFICE

01925 758345

lymm@gascoignealman.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

Leasehold - Lease 250 yrs - 229 remaining  
Service Charge £200 pa  
Ground Rent £250 pa

#### LOCAL AUTHORITY

Warrington Borough Council Tax Band:- E

#### ENERGY PERFORMANCE RATING

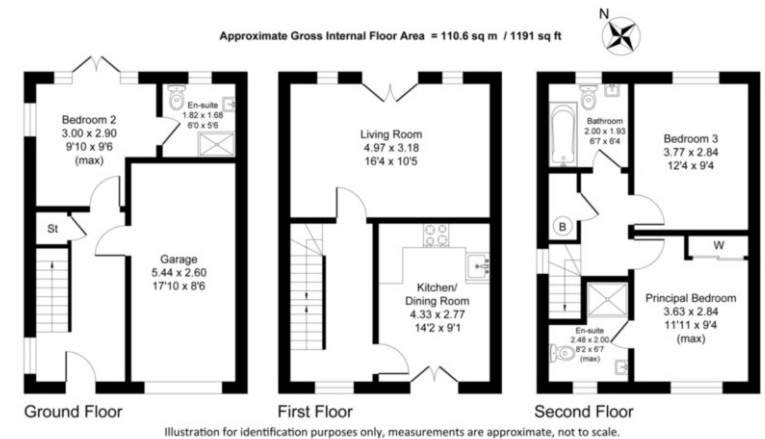
EPC RATING:- C

#### 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.



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