



**GASCOIGNE  
HALMAN**

MARDALE CRESCENT

THE AREAS LEADING ESTATE AGENT

## | OFFERS OVER £325,000

Situated on the desirable Mardale Crescent of Lymm, this spacious three-bedroom semi-detached property offers a fantastic opportunity for a new homeowner. Boasting a generous floor area of 1,060 sqft, this property features an open plan kitchen/dining room, an integral garage, and a family bathroom. The three good-sized bedrooms provide ample space for comfortable living.

Conveniently located within close proximity to Lymm Village, residents can enjoy easy access to local restaurants, shops, and bars. The property also offers the unique feature of backing onto the picturesque Bridgewater Canal from its back garden, providing a tranquil and scenic setting on your doorstep.

With a south-facing garden, Mardale Crescent is perfect for those who enjoy outdoor living. Offered with no onward chain, this property presents an excellent opportunity for those looking to settle in the vibrant community of Lymm. Priced at £325,000, this property is a must-see for those seeking a well-appointed home in a sought-after location.

### DIRECTIONS

SAT NAV:- WA13 9PJ

### 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.

999 yrs - 944 years remaining. Ground Rent £5 pa

### 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)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 98.4 sq m / 1060 sq ft

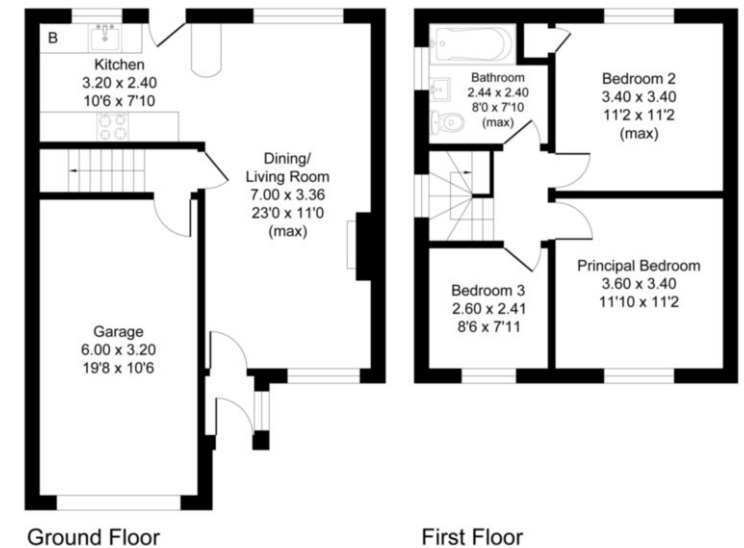


Illustration for identification purposes only, measurements are approximate, not to scale.

## LYMM OFFICE

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