

**GASCOIGNE
HALMAN**

HARDY ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

| £425,000

Located on Hardy Road in the sought-after area of Lymm, this modern three bedroom semi-detached property is now available for sale. Boasting a freehold tenure, this property offers a comfortable and spacious living space with extremely easy access to Lymm's fantastic local schools and village amenities.

Upon entering, you are greeted by a generous entrance hallway with original pine flooring throughout, two well-proportioned reception rooms, perfect for both dining and relaxation. The property features a fitted kitchen and a convenient utility room, providing ample storage and workspace. Upstairs, you will find three double bedrooms, offering plenty of room for a growing family. Additionally, there is a separate WC and a well-appointed bathroom for added convenience.

One of the standout features of this property is the large south-facing garden, complete with a patio area and a well maintained lawned garden with mature borders, ideal for outdoor entertaining or relaxation. The property also benefits from a driveway, ensuring parking is never an issue!

Situated within close proximity to Cherry Tree Primary School, this property is perfect for families looking to settle in a family-friendly neighborhood. With a price guide of £425,000, this property presents a fantastic opportunity to own a charming home in a desirable location.

DIRECTIONS

SAT NAV:- WA13 0NX

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

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

ENERGY PERFORMANCE RATING

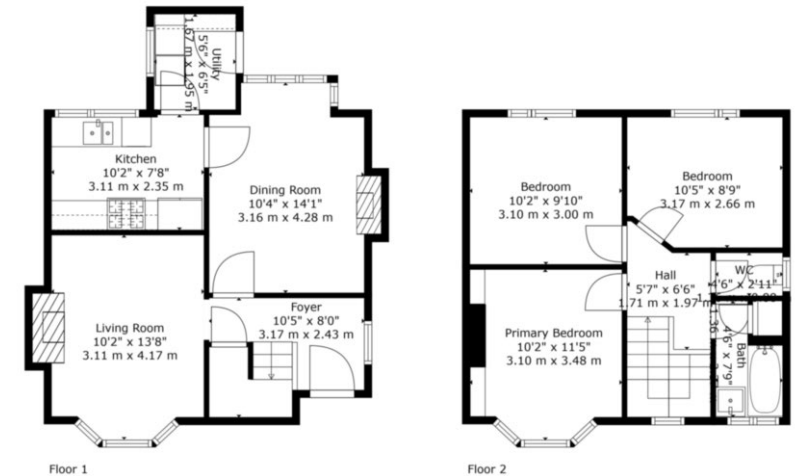
EPC RATING:- E

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.



TOTAL: 902 sq. ft. 84 m2
FLOOR 1: 475 sq. ft. 44 m2, FLOOR 2: 427 sq. ft. 40 m2
EXCLUDED AREAS: FIREPLACE: 13 sq. ft. 2 m2
Floor Plan Created By Colson App. Measurements Deemed Highly Probable But Not Guaranteed.

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