

**GASCOIGNE
HALMAN**

FIELDWAYS, STAR LANE, LYMM

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £150,000

Situated in the sought-after Star Lane area of Lymm, this modern leasehold apartment offers a fantastic opportunity for those seeking a stylish and convenient living space. Boasting two bedrooms, a newly fitted kitchen, and a modern bathroom, this second-floor flat is perfect for individuals or small families.

The property features a good-sized living room, ideal for relaxation or entertaining guests. Residents will also benefit from residential parking. With easy access to Lymm village, Statham Primary School, and the Trans Pennine Trail, this apartment is perfectly located for those looking to enjoy the local amenities and outdoor spaces.

This contemporary apartment provides a comfortable living environment in a convenient location. Don't miss the chance to make this property your own - book a viewing today and discover the charm of living in close proximity to Ridgeway Grundy Park and all that Lymm has to offer. Priced at £150,000, this property is sure to attract interest from those looking for a modern and well-appointed home.

DIRECTIONS

SAT NAV:- WA13 9BH

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. 999yrs. 961 yrs remaining. Annual Service Charge Approx £1200

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- B

ENERGY PERFORMANCE RATING

EPC RATING:- D

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 = 55.8 sq m / 601 sq ft

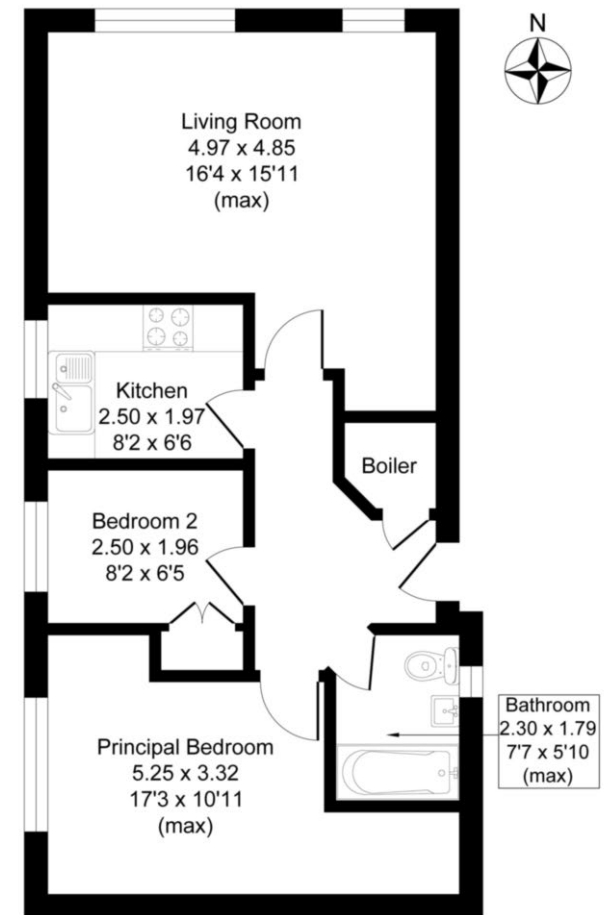


Illustration for identification purposes only, measurements are approximate, not to scale.

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