



**GASCOIGNE
HALMAN**

MARDALE CRESCENT, LYMM, EPC RATING: D /
COUNCIL TAX BAND:- C

THE AREAS LEADING ESTATE AGENT

| £400,000

Situated on the desirable Mardale Crescent in Lymm, this modern freehold property offers a perfect blend of style and functionality. This extended four-bedroom semi-detached house is meticulously finished to an exceptional standard throughout.

The property features two receptions, including a bespoke, fully fitted dining kitchen, ideal for entertaining guests and spending time with family. With a convenient downstairs double bedroom, shower room, separate WC and a utility room, this home offers both luxury and practicality to everyday living.

To the first floor, three well-appointed upstairs bedrooms and a family bathroom, providing ample space for a growing family or those in need of a home office space.

Outside, a level low maintenance decked garden with Southerly aspect, that backs onto the picturesque Bridgewater Canal within touching distance of Lymm's fantastic village amenities. The driveway offers parking for multiple cars, adding to the convenience of this stunning property.

With a asking price of £400,000, this property with no chain presents a rare opportunity to own a beautifully crafted home in a sought-after location. Don't miss out on the chance to make this house your own. Contact Gascoigne Halman, Lymm today to arrange a viewing.

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

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

ENERGY PERFORMANCE RATING

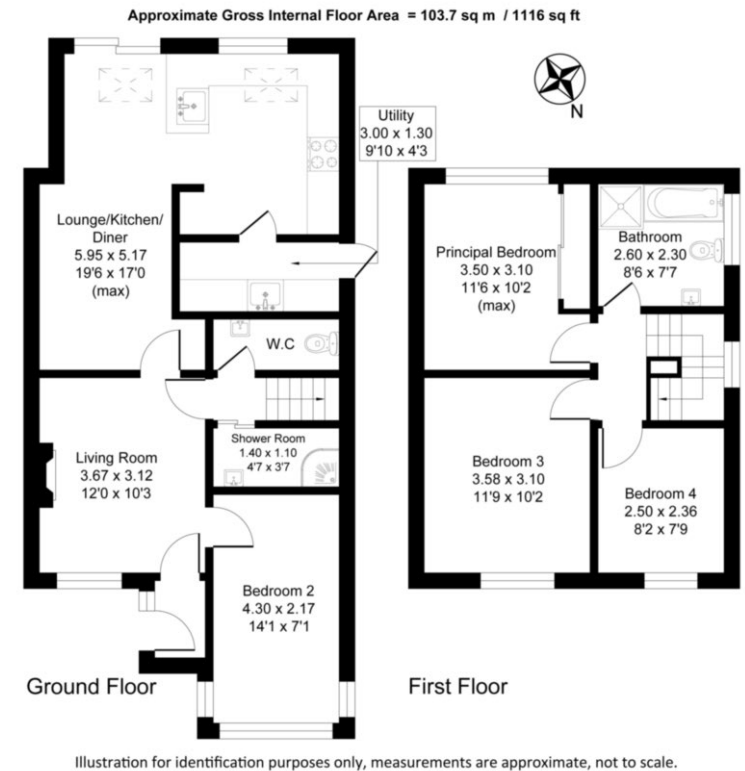
EPC RATING:- D

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.



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