



**GASCOIGNE
HALMAN**

NEWFIELD COURT, LYMM

THE AREAS LEADING ESTATE AGENT

| £305,000

Situated in the desirable area of Newfield Court, Lymm, this modern Freehold property is now available for sale. The property boasts three bedrooms, one bathroom and two reception rooms, offering a comfortable and spacious living accommodation throughout. The property is an ideal purchase for a variety of purchasers from first time buyers to investors alike.

On the ground floor, the property features an entrance hallway with large storage cupboards, downstairs WC, fitted kitchen, well-maintained living room and a good sized conservatory. To the first floor, the property offers three bedrooms, two double and one single alongside a family bathroom, with shower over bath.

Externally, the property benefits from a large grassed side garden, and a further private patio garden to the rear, driveway for a single car, and an outbuilding with power for additional convenient storage. Newfield Court also offers a single garage, and a substantial well maintained communal garden, which can be enjoyed by all residents.

DIRECTIONS

SAT NAV:- WA13 9QU

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:- 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.

LYMM OFFICE

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Approximate Gross Internal Floor Area = 98.3 sq m / 1058 sq ft

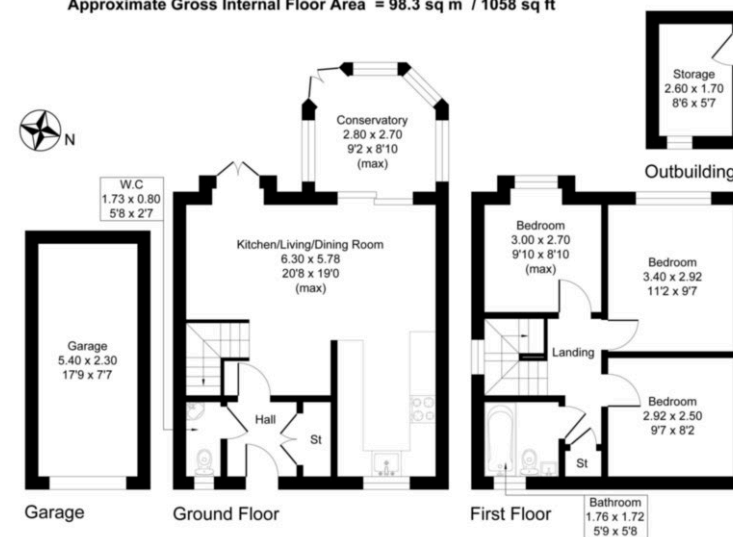


Illustration for identification purposes only, measurements are approximate, not to scale.

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