



**GASCOIGNE
HALMAN**

SPRINGBANK GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT

£170,000

Situated in the desirable location of Springbank Gardens, Lymm, this spacious two-bedroom, two-bathroom apartment is now available for sale. Boasting a leasehold tenure, this first-floor flat offers a modern and comfortable living space.

The apartment offers a private front entrance on the ground floor and a lobby leading up a flight of stairs to the first floor entrance hall. Internally you are greeted by a hallway leading to a spacious open-plan layout, featuring a fully fitted kitchen which seamlessly blends into the living room area. Two good sized bedroom with master bedroom benefiting from an en-suite shower room alongside an additional family bathroom with shower over bath.

DESCRIPTION

Upon entering, you are greeted by a spacious open-plan layout, featuring a fully fitted kitchen which seamlessly blends into the living room area. Two good sized bedroom with master complete with en-suite shower room alongside a family bathroom with shower over bath.

This apartment also includes two secure allocated parking spaces, loft access for additional storage, a separate private entrance, and access to surrounding communal gardens. Offered with no onward chain, this apartment presents a fantastic opportunity for those seeking a swift purchase.

With a price guide of £170,000, this property is sure to attract interest. Viewings are available by appointment only, so don't miss out on the chance to make this apartment your own.

DIRECTIONS

SAT NAV WA13 9GR

LOCATION

Lydm 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, Lydm is surrounded by green spaces such as Lydm 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. Lydm 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, 976 remaining
Ground Rent £50 pa
Service Charge £1716 pa

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

ENERGY PERFORMANCE RATING

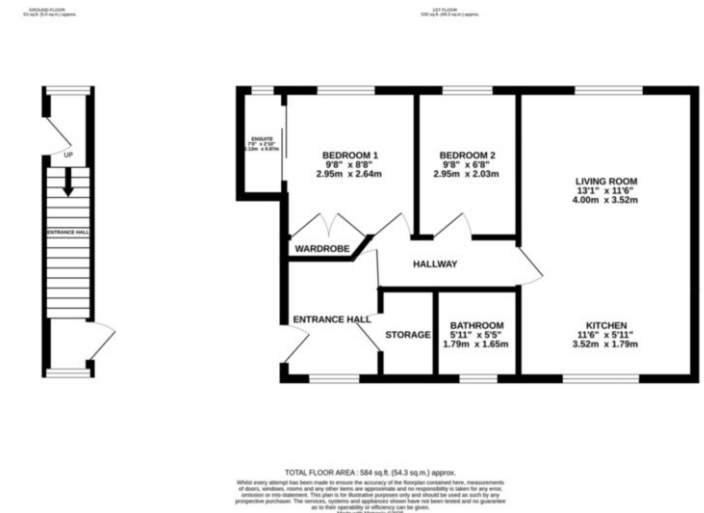
EPC:- D

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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GASCOIGNE HALMAN

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