



**GASCOIGNE
HALMAN**

SPRINGBANK GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT



SPRINGBANK GARDENS, LYMM

£595,000

A modern detached family home tucked away in a small development. Larger than average plot with gardens to three sides including a south facing rear garden.

Modern detached property on popular development

Spacious & well presented accommodation

Situated on larger than average plot

South facing landscaped rear garden

Kitchen / Diner with bi-fold doors onto garden

Three bedrooms, one with en suite shower room

Ground floor WC

Family bathroom with walk-in shower enclosure





DESCRIPTION

This modern three bedroom detached family home is tucked away on a small cul-de-sac on a popular development. The property offers spacious and well presented accommodation including downstairs WC, large kitchen diner with built-in and integral appliances and features Bi-fold doors onto the garden. The master bedroom has an ensuite shower room and there are two further bedrooms and large re-fitted family bathroom featuring walk-in shower enclosure and freestanding bath, all beautifully finished with quality tiles and fixtures. The property is situated on a larger than expected plot with gardens to three sides. The rear garden benefits from a southerly aspect and has been landscaped with timber decking with glazed lean-to roof and porcelain tiled pathways.

DIRECTIONS

SAT NAV WA13 9GR

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:- E

ENERGY PERFORMANCE RATING

EPC RATING:- tbc

VIEWING

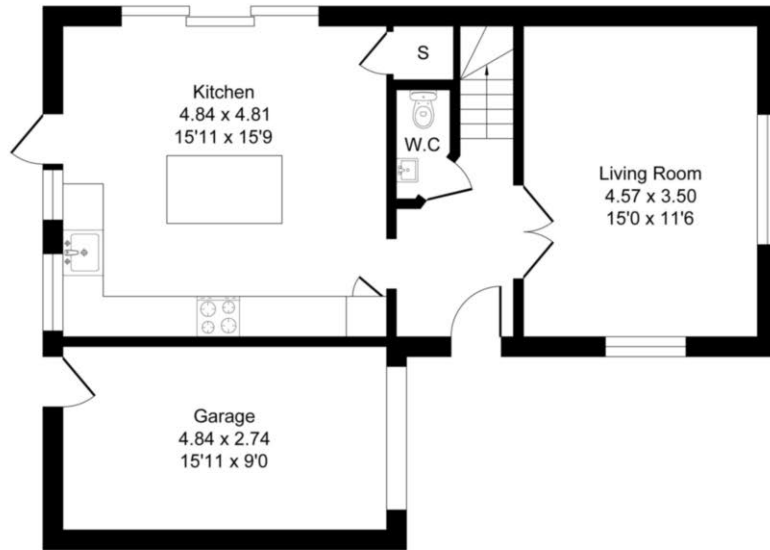
Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

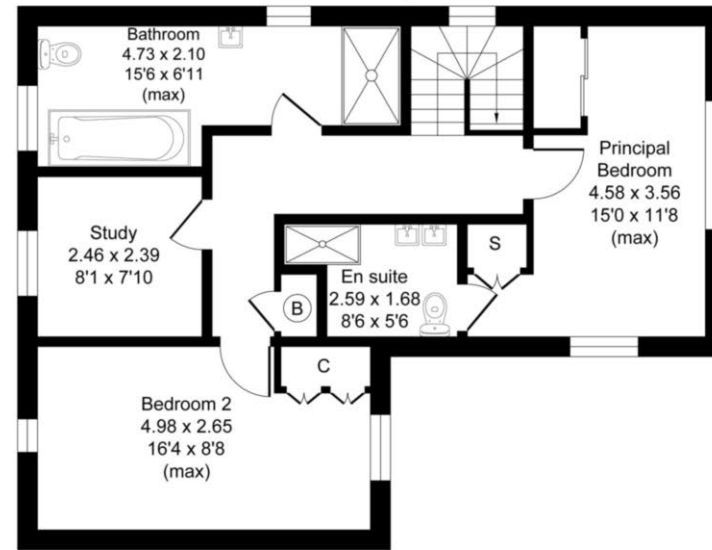
Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR

Approximate Gross Internal Floor Area = 122.9 sq m / 1323 sq ft



Ground Floor



First Floor

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

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