



**GASCOIGNE
HALMAN**

SPRINGFIELD AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

| £460,000

Upon entering, you are greeted by a spacious living room, a fully fitted galley kitchen, and a dining room that flows seamlessly into a large conservatory. The property features four well-appointed bedrooms, including a master bedroom with an en-suite bathroom, and a separate family bathroom with a shower over bath.

Externally, the property offers a generous wrap-around garden, which features a mature and well established apple tree and provides ample outdoor space for relaxation and recreation. Additionally, there is a driveway with parking for multiple cars and a detached single garage, offering convenience and added storage.

Located in a sought-after residential location, this property is ideal for those seeking a comfortable and spacious family home. With a price guide of £460,000, this property presents a fantastic opportunity to own a beautiful residence in a prime location. Don't miss out on the chance to make this property your home. Contact Gascoigne Halman today to arrange a viewing.

DIRECTIONS

SAT NAV:- WA13 9RS

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. Ground Rent £18 pa

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

ENERGY PERFORMANCE RATING

EPC RATING:- C

VIEWING

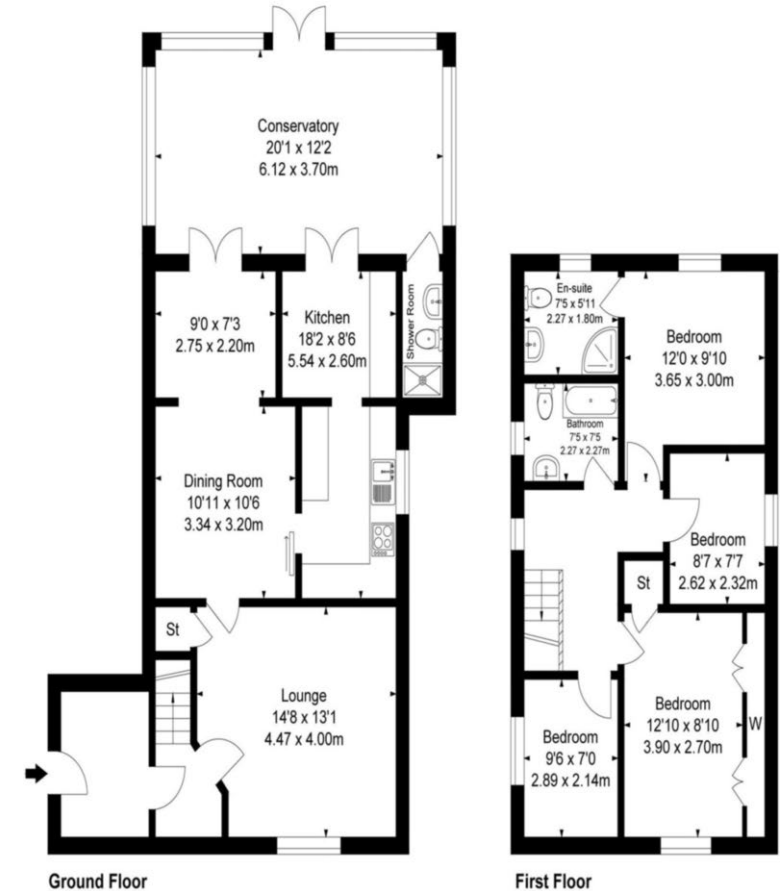
Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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

Springfield Avenue, Lymm

Approximate Gross Internal Area :-
Ground Floor :- 87.23 sq m / 939 sq ft
First Floor :- 54.12 sq m / 583 sq ft
Total :- 141.35 sq m / 1521 sq ft



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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