



**GASCOIGNE
HALMAN**

TYNDAL MEWS, BOOTH'S HILL ROAD, LYMM

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £460,000

Situated on the desirable Booths Hill Road in Lymm, this charming Freehold property elegantly named "Tyndal Mews" is now available for sale. This period, semi-detached property boasts a delightful blend of character and modern convenience within touching distance of Lymm village.

DESCRIPTION

Upon entering, you are greeted by a recently refurbished interior that exudes charm and elegance. The property features three bedrooms, two receptions, and a stylish bathroom. The living room is a highlight, with a large feature bay window flooding the living space with natural light.

The property also includes a fitted kitchen, dining room, and a convenient downstairs WC. The substantial master bedroom offers a peaceful retreat, while the converted garage provides additional space for an annex or office room/ salon which is perfect addition for those who need a ready made office space to work from home. The property also benefits from basement conversion which has a separate entrance and underfloor heating.

Outside, the property boasts allocated parking and a low-maintenance south facing garden, perfect for relaxing or entertaining guests. Don't miss the opportunity to own this three bedroom period property with character throughout.

DIRECTIONS

SAT NAV WA13 0DN

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:- D

ENERGY PERFORMANCE RATING

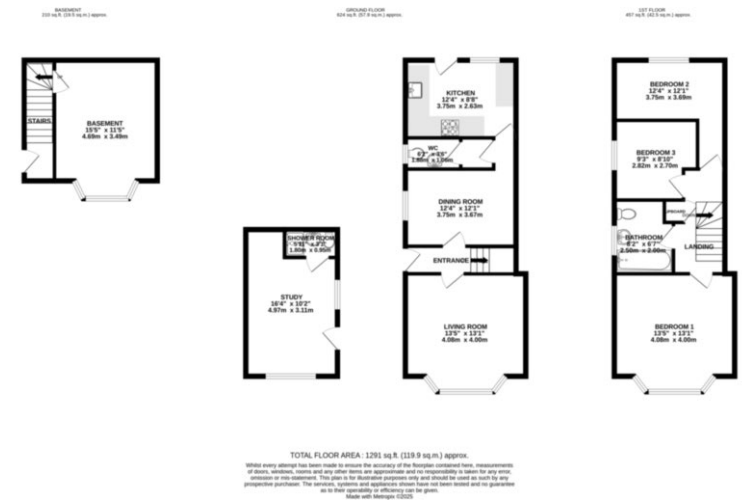
EPC RATING:- D

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.



LYMM OFFICE

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