



**GASCOIGNE
HALMAN**

CROSSFIELD AVENUE, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £340,000

Situated on the desirable Crossfield Avenue in Lymm, this charming three bedroom townhouse property is now available for sale. Boasting a freehold tenure, this property presents a fantastic opportunity for those seeking a comfortable and spacious home in a sought after village of Lymm.

Upon entering, you are greeted by a spacious interior throughout which features an entrance hallway, generous living room, galley kitchen and also benefits from a utility room and W/C for added convenience. The ground floor also hosts a converted garage which is perfectly utilised as an office room/ study.

The first floor offers three true double bedrooms, providing ample space for a growing family or guests. A stylish family bathroom with a shower over the bath completes the internal accommodation.

Outside, the property features a very private and low-maintenance garden which includes both a patio and decking area. The garden benefits from a large shed/ outbuilding for added storage and a fantastic outdoor pizza oven! The generously sized garden has endless potential which could include the option to extend subject to local planning application.

Located within touching distance of Lymm village, residents can easily access a range of village amenities, while also benefiting from close proximity to local Ravenbank Primary School and Lymm High School. Priced at £340,000. Don't miss out on the chance to make this townhouse property your own. Please contact Gascoigne Halman today to arrange a viewing by appointment.

DIRECTIONS

SAT NAV:- WA13 0JL

LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Wa13 0HP

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

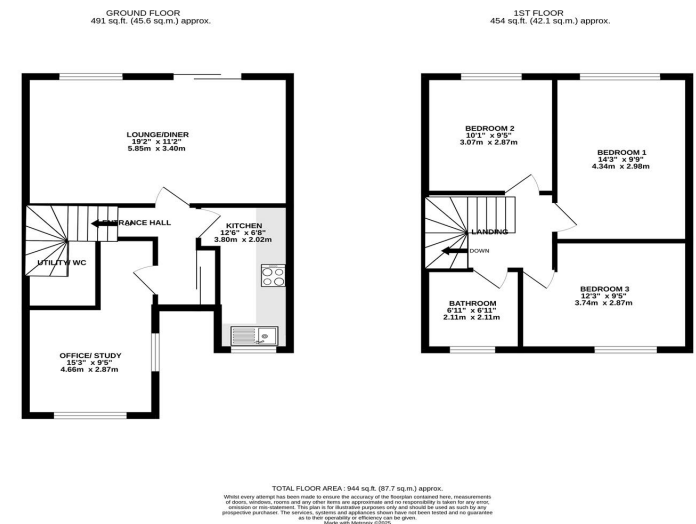
EPC RATING:- C

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.



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