



**GASCOIGNE
HALMAN**

THE AREAS LEADING ESTATE AGENT

BUCKLOW GARDENS, LYMM, EPC RATING-C /
COUNCIL TAX BAND- D

OFFERS OVER £350,000

A beautifully presented, garden fronted, modern mews home finished to a high standard throughout with private southerly courtyard gardens, parking and garage.

DESCRIPTION

Hidden from the road by mature hedging this most attractive modern mews home is garden fronted and forms a row of smart cottage styled properties. At the rear there are landscaped courtyard gardens which are private and enjoy a southerly aspect. Behind there is allocated parking and a single garage.

Over recent years the property has been thoroughly finished to a high standard and decorated fashionably to a neutral pallet ready for occupation with ease. A hallway gives access to the useful cloakroom/WC and a breakfast kitchen fitted with contemporary range of high gloss cabinets and integrated appliances and a breakfast bar. The living/dining room is to the rear and has french doors giving access to the gardens. Upstairs there are three bedrooms master with en-suite and a family bathroom with shower over bath.

DIRECTIONS

SAT NAV: WA13 9RN

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: D

ENERGY PERFORMANCE RATING

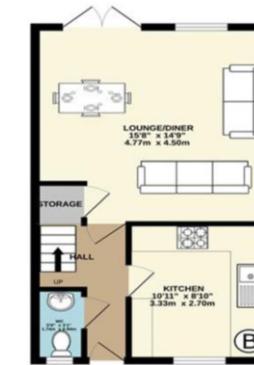
FPC: S

VIEWING

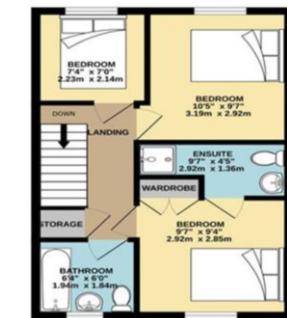
Viewing strictly by appointment through the Agents

SERVICES (NOT TESTED)

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



1ST FLOOR
387 sq. ft. (36.0 sq. m.) approx.



TOTAL FLOOR AREA: 779 sq ft (72.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooms, rooms, rooms and other dimensions are approximate only and are not to be taken as conclusive or accurate. This plan is for information purposes only and should be used as our only authority. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers are advised to make their own investigations. Made with [britishtech.com](http://www.britishtech.com) 02023

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GASCOIGNE HALMAN

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