



**GASCOIGNE
HALMAN**

BUCKLOW GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT

| £425,000

A rather smart family home on an ever popular small development close to the village and excellent schools.

Constructed of timeless Cheshire brick this attractive semi-detached property is situated on a highly desirable modern development which is within walking distance of the village and excellent schools. It lies in a more private part of the road, set back, which allows for additional parking facilities as well as the drive and attached garage. There are generous rear gardens which are laid to lawn and have a westerly aspect.

Internally the property has been extremely well maintained and more recently updated which includes a smart dining kitchen fitted with a contemporary range of high gloss cabinets and many integrated appliances and French doors which open onto the gardens. There is a living room to the front accessed from the entrance hall. The first floor provides a landing with three bedrooms and two white bathrooms, one en-suite from the principal bedroom.

DIRECTIONS

SAT NAV WA13 9RQ

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)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 90.9 sq m / 979 sq ft

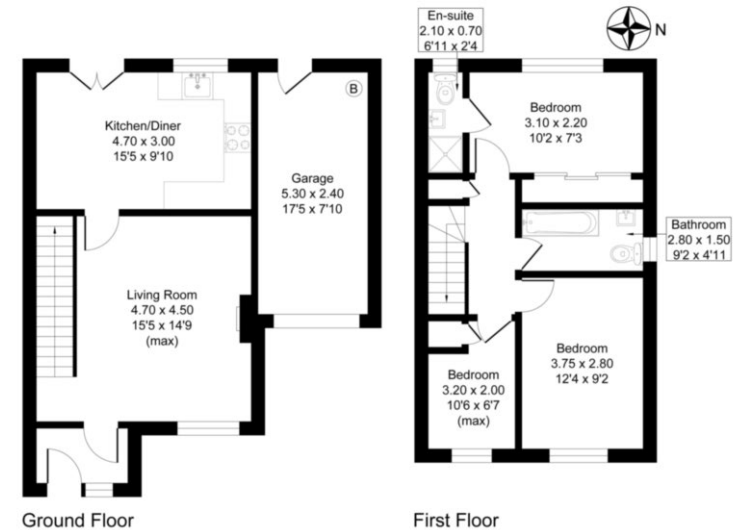


Illustration for identification purposes only, measurements are approximate, not to scale.

LYMM OFFICE

01925 758345

lymm@gascoignealman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**

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.