



71 Mardale Crescent, Lymm, WA13 9PJ

£400,000



71 Mardale Crescent, Lymm, WA13 9PJ

£400,000

A beautiful canal-side setting just moments from Lymm village makes this home truly special.

One of the standout features of this property is its picturesque position backing directly onto the tranquil Bridgewater Canal. From the garden, you can enjoy peaceful water views and watch the boats gently pass by, creating a wonderfully relaxing atmosphere and a unique backdrop to everyday living.

The property offers two inviting reception spaces, including a fantastic open-plan kitchen / dining / living area that forms the heart of the home. This sociable space flows seamlessly into a separate snug or office, making it ideal for entertaining, family meals, working from home, or cosy film nights. The ground floor is finished with elegant Karndean flooring throughout, adding a stylish and contemporary touch.

Upstairs, the home provides three well-proportioned bedrooms, including a particularly generous single bedroom. Two of the bedrooms benefit from fully fitted wardrobes, and there is a modern family bathroom serving the first floor.

Externally, the property also benefits from driveway parking for two vehicles — a valuable feature in this sought-after location. A short and pleasant stroll leads you into the heart of Lymm village, where a wonderful selection of independent shops, cafés, and local amenities can be enjoyed.

In summary, this charming home on Mardale Crescent perfectly combines comfort, style, and an enviable canal-side setting, offering a fantastic opportunity to enjoy the best of village life.

Description

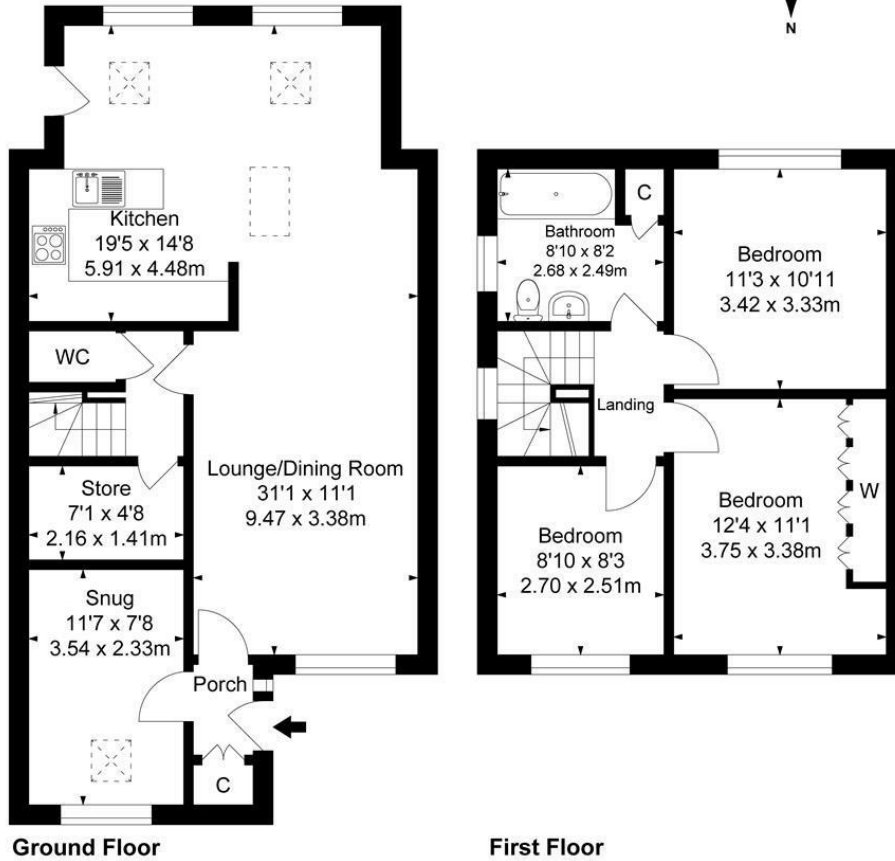


Council Tax Band: C

Floor Plans

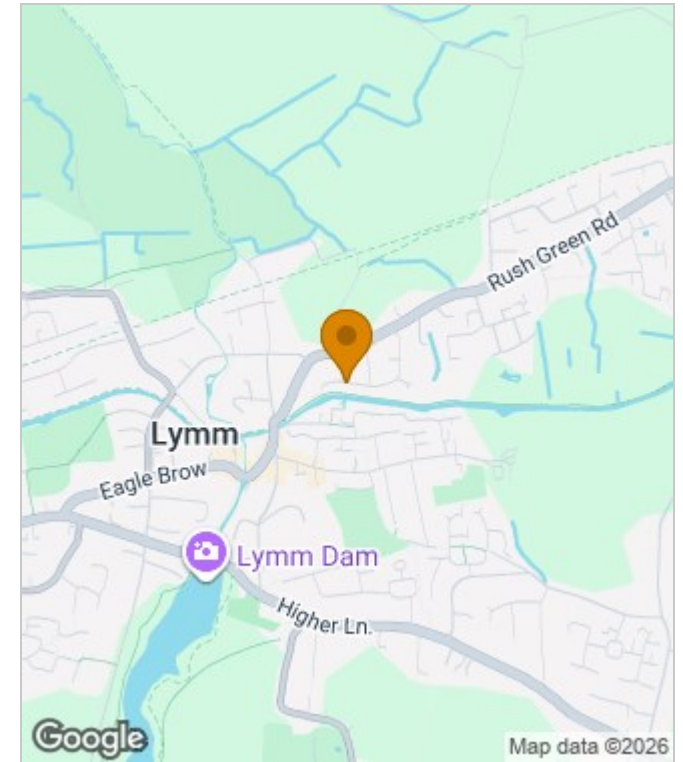
71 Mardale Crescent, Lymm

Approximate Gross Internal Area :-
 Ground Floor :- 60.80 sq m / 654 sq ft
 First Floor :- 42.83 sq m / 461 sq ft
 Total :- 103.63 sq m / 1115 sq ft

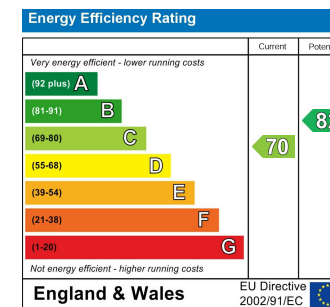


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.