



**GASCOIGNE
HALMAN**

WOODYATT WAY, LYMM

THE AREAS LEADING ESTATE AGENT



WOODYATT WAY, LYMM

Asking Price £510,000

Designed for contemporary living, this beautifully presented three-bedroom detached property offers the ideal blend of countryside charm and modern convenience, set in the desirable Cheshire village of Lymm.

Modern development built 2021

Open plan Kitchen/Dining room

Master Bedroom with Ensuite

Short walk to village centre

Detached Garage and Driveway

Private, secure garden



DESCRIPTION

The property offers carefully considered accommodation with high quality fittings throughout. Features include a fully fitted, open plan kitchen and dining area, a spacious living room and a downstairs WC for added convenience. The master bedroom benefits from a stylish ensuite bathroom in addition to a modern family bathroom.

Outside, the property offers a secure and private garden perfect for both entertaining and relaxing. The detached garage is currently utilised as a garden room with doors opening onto the garden and the driveway offers off road parking for multiple vehicles.

Offered on a Freehold tenure, the property is located with just a short walk to the village centre of Lymm and offers an ideal choice for families seeking a quality residence in Lymm with fantastic local schools on the doorstep.

DIRECTIONS

SAT NAV: WA13 9DF

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

Tax Band E

ENERGY PERFORMANCE RATING

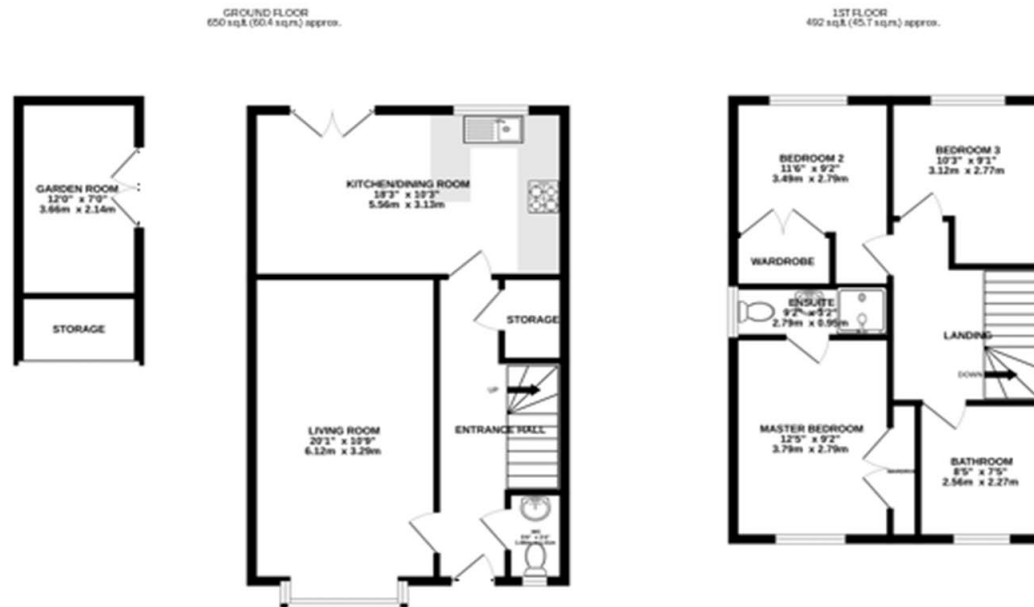
Rating B

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.



TOTAL FLOOR AREA: 1147 sq ft (106.1 sqm) approx.

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LYMM OFFICE

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