



**GASCOIGNE  
HALMAN**

BROOKSIDE AVENUE, LYMM

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THE AREAS LEADING ESTATE AGENT

| £345,000

Charming three-bedroom semi-detached property, situated in the extremely quiet cul-de-sac location of Brookside Avenue, Lymm. Offered for sale with no onward chain and freehold tenure, this property offers a fantastic opportunity for any first time buyers or investors looking to purchase in the picturesque Cheshire village of Lymm.

Upon entering, you are welcomed by an inviting entrance hallway, leading to a good sized living room, spacious and bright open plan kitchen/ dining room and substantial conservatory which floods the ground floor with natural light. The property features three well-proportioned bedrooms, two double bedrooms and one single which benefits from fitted wardrobes alongside a family bathroom completed with a shower over bath.

Externally, the property benefits from a driveway for multiple cars providing ample parking, and a detached single garage for added convenience. The private enclosed lawned garden offers a peaceful outdoor retreat and a secure space for outdoor activities. The property offers some fantastic amenities on its door step, with easy access to both Lymm Golf Club and Ridgeway Grundy Park.

Don't miss the opportunity to make this competitively priced property your own. Priced at offers over £350,000, this is a rare find in today's market. Contact Gascoigne Halman today to arrange a viewing and secure your future at Brookside Avenue.

#### DIRECTIONS

SAT NAV WA13 9BL

#### LYMM OFFICE

01925 758345  
lymm@gascoignealman.co.uk  
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#### 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

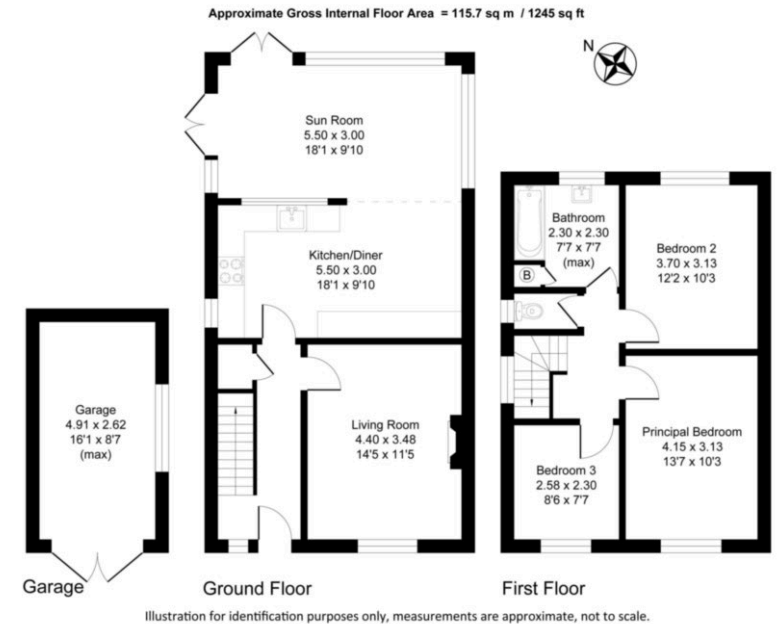
EPC RATING:- D

#### 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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