

**GASCOIGNE  
HALMAN**

NEWARTH DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT

## OFFERS OVER £130,000

This beautifully presented one bedroom apartment offers a stylish and contemporary living environment, ideal for professionals or couples seeking both comfort and convenience. The property features a bright and spacious reception room, enhanced by elegant wood flooring. The modern kitchen offers integrated appliances including an oven and electric hob, and a convenient breakfast bar for casual dining. The well proportioned bedroom benefits from a large window for an abundance of natural light, a built-in mirrored wardrobe that maximises storage and space. The flat includes a contemporary bathroom equipped with a shower over bath and complemented by modern fixtures and practical tiled flooring.

### DESCRIPTION

Additional features further enhance the appeal of this property. The flat is set within a building with a charming traditional brick facade, offering excellent kerb appeal. Well maintained hedges surround the entrance, creating a sense of privacy. Large windows throughout the flat ensure every room is flooded with natural light, contributing to a bright and uplifting atmosphere and off-road parking is available. The property's neutral decor and modern flooring create a versatile canvas, ready for personalisation to suit any style. With its blend of comfort, functionality, and attractive features, this one-bedroom flat offers an exceptional opportunity for those seeking a move in ready property with modern amenities. Early viewing is highly recommended.

### DIRECTIONS

SAT NAV: WA13 0LH

### LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

### 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

Leasehold: 105 years remaining, Ground Rent and Service charge £1,670

### LOCAL AUTHORITY

Warrington BC: Band B

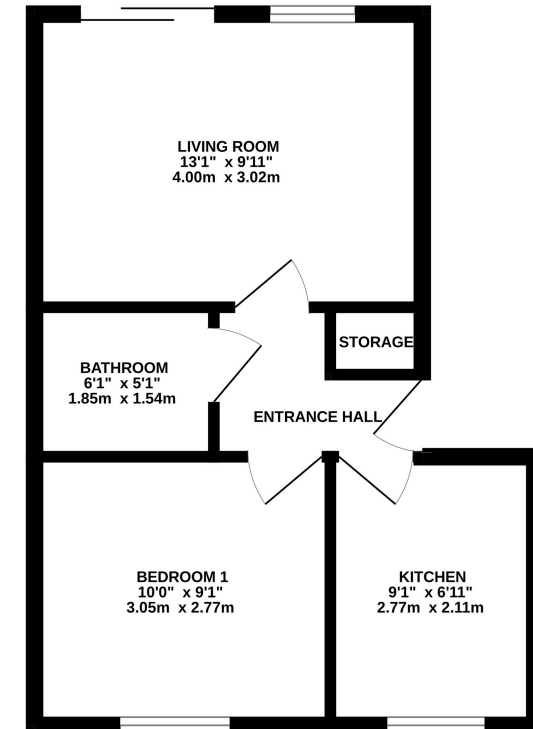
### VIEWING

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.

FIRST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 350 sq.ft. (32.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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