GASCOIGNE
HALMAN

LABURNUM COURT, LYMM

THE AREAS LEADING ESTATE AGENT

| ASKING PRICE £175,000.00

Situated in the desirable Laburnum Court development in Lymm, this modern two bedroom apartment offers a stylish and convenient lifestyle. Set within a small courtyard development, the property boasts a well designed open plan kitchen and living area, providing a bright and welcoming living space.

The accommodation comprises of two bedrooms, with the master bedroom featuring built in wardrobes for ample storage alongside a family bathroom including a shower over bath. Residents benefit from allocated parking as well as visitor parking facilities for added convenience.

Laburnum Court enjoys easy access to Lymm's local village amenities and is perfectly positioned on the doorstep of the Trans-Pennine Trail. Offered with vacant possession and no onward chain, this leasehold apartment presents an excellent opportunity for a variety of buyers seeking a modern property in a sought after location.

With an asking price of £175,000, this property is a must see and early viewing is highly recommended.

DIRECTIONS

SAT NAV : WA13 9EE

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: 999 years from October 2004 - Lease remaining 973 years

LOCAL AUTHORITY

Warrington Borough Council Tax Band: B

ENERGY PERFORMANCE RATING

EPC: C

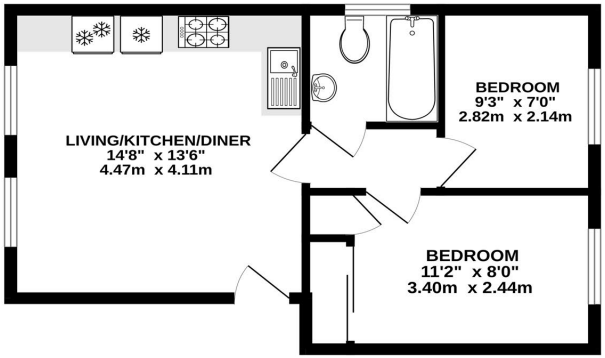
VIEWING

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LYMM OFFICE

GASCOIGNE HALMAN

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