



**GASCOIGNE  
HALMAN**

SPRINGBANK GARDENS, LYMM

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THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £440,000

“SSTC” Located in the highly sought after Springbank Gardens development, this impressive four bedroom terraced townhouse offers a perfect blend of modern contemporary living and charming countryside views. Priced at £440,000, this freehold property presents an excellent opportunity for families seeking spacious accommodation in a desirable location within touching distance from Lymm village and its fabulous local amenities.

The property boasts two well proportioned reception rooms, providing versatile living and entertaining space. The kitchen has been thoughtfully extended to create a stunning open plan bespoke kitchen, ideal for modern family life and social gatherings.

Accommodation is spread over three floors and briefly comprises of four generous bedrooms, including a primary bedroom featuring a luxury ensuite for added comfort and privacy. In total, there are four bathrooms, including a convenient downstairs WC, ensuring ample space for the entire family.

Externally, the enclosed garden offers a peaceful retreat with picturesque open countryside views. The property benefits from easy access to Lymm Village, renowned for its vibrant community, excellent amenities and sought after local schools. Additionally, there is a single garage and the property it is ideally situated on the Trans-Pennine Trail, offering superb opportunities for walking, cycling, and outdoor activities.

This well-presented townhouse combines practical living spaces with attractive features and an enviable location, making it a must-see for discerning buyers. Early viewing is highly recommended.

### DIRECTIONS

SAT NAV: WA13 9GR

### LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

### TENURE

Freehold

### LOCAL AUTHORITY

Warrington Borough Council: Band E

### ENERGY PERFORMANCE RATING

EPC : C

### VIEWING

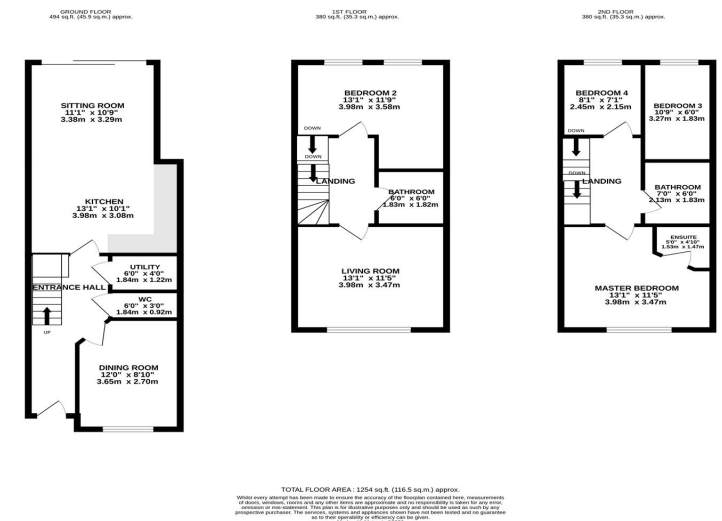
Viewing strictly by appointment through the Agents.

### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LYMM OFFICE

# GASCOIGNE HALMAN



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