



**GASCOIGNE  
HALMAN**

WHITE CLOVER SQUARE, LYMM

THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £275,000

Situated in the sought after location of White Clover Square, Lymm, this charming two bedroom end terrace mews property presents an excellent opportunity for first time buyers. Offered with up to 50% shared ownership scheme and priced at £275,000, the property presents a fantastic opportunity combining modern living with practical convenience in a fantastic village location.

### DESCRIPTION

The accommodation comprises a spacious living room featuring elegant French doors that open onto a private, westerly facing courtyard garden, allowing for an abundance of natural light and a peaceful outdoor space. The fitted kitchen is equipped with built-in appliances, providing a functional cooking area.

Two generously sized bedrooms offer comfortable living space, complemented by a contemporary family bathroom finished to a high standard. Additional benefits include gas central heating and UPVC windows throughout, ensuring energy efficiency and comfort all year round.

Externally, the property benefits from allocated parking, enhancing convenience for residents. This well presented home is ideally suited for those seeking a modern, low maintenance residence in a desirable community setting.

Early viewing is highly recommended to fully appreciate the quality and potential of this attractive shared ownership home.

### DIRECTIONS

SAT NAV: WA13 0RX

### 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: 104 years remaining. Service charge £ 21.81 per month & managing fee £14.19 per month.

### LOCAL AUTHORITY

Warrington Borough Council: Band C

### ENERGY PERFORMANCE RATING

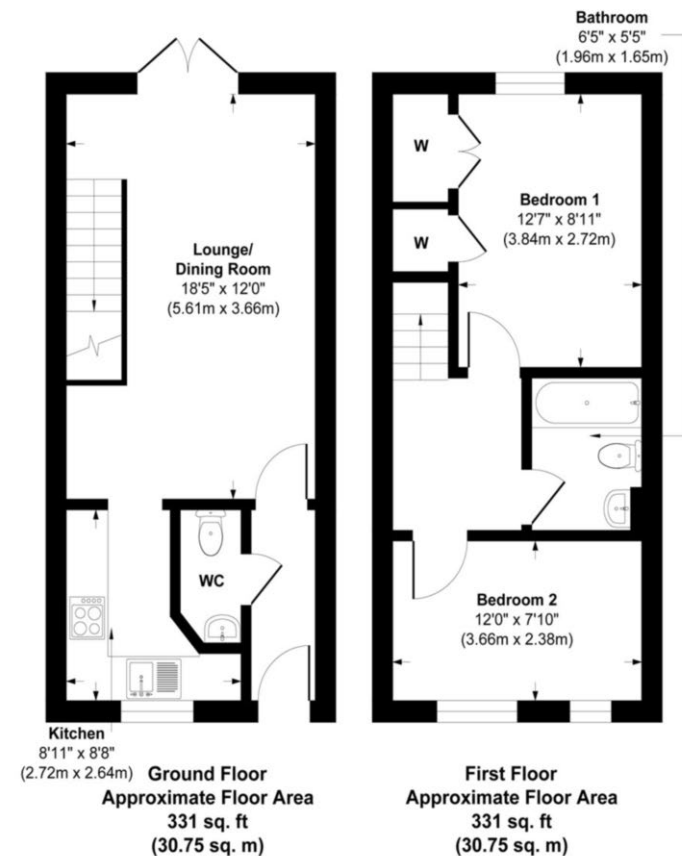
EPC: C

### 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.



Approx. Gross Internal Area 662 sq. ft / 61.50 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

## LYMM OFFICE

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