



71 Mardale Crescent, Lymm, WA13 9PJ

£400,000



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A beautiful canal-side setting just moments from Lymm village makes this home truly special.

One of the standout features of this property is its picturesque position backing directly onto the tranquil Bridgewater Canal. From the garden, you can enjoy peaceful water views and watch the boats gently pass by, creating a wonderfully relaxing atmosphere and a unique backdrop to everyday living.

The property offers two inviting reception spaces, including a fantastic open-plan kitchen / dining / living area that forms the heart of the home. This sociable space flows seamlessly into a separate snug or office, making it ideal for entertaining, family meals, working from home, or cosy film nights. The ground floor is finished with elegant Karndean flooring throughout, adding a stylish and contemporary touch.

Upstairs, the home provides three well-proportioned bedrooms, including a particularly generous single bedroom. Two of the bedrooms benefit from fully fitted wardrobes, and there is a modern family bathroom serving the first floor.

Externally, the property also benefits from driveway parking for two vehicles — a valuable feature in this sought-after location. A short and pleasant stroll leads you into the heart of Lymm village, where a wonderful selection of independent shops, cafés, and local amenities can be enjoyed.

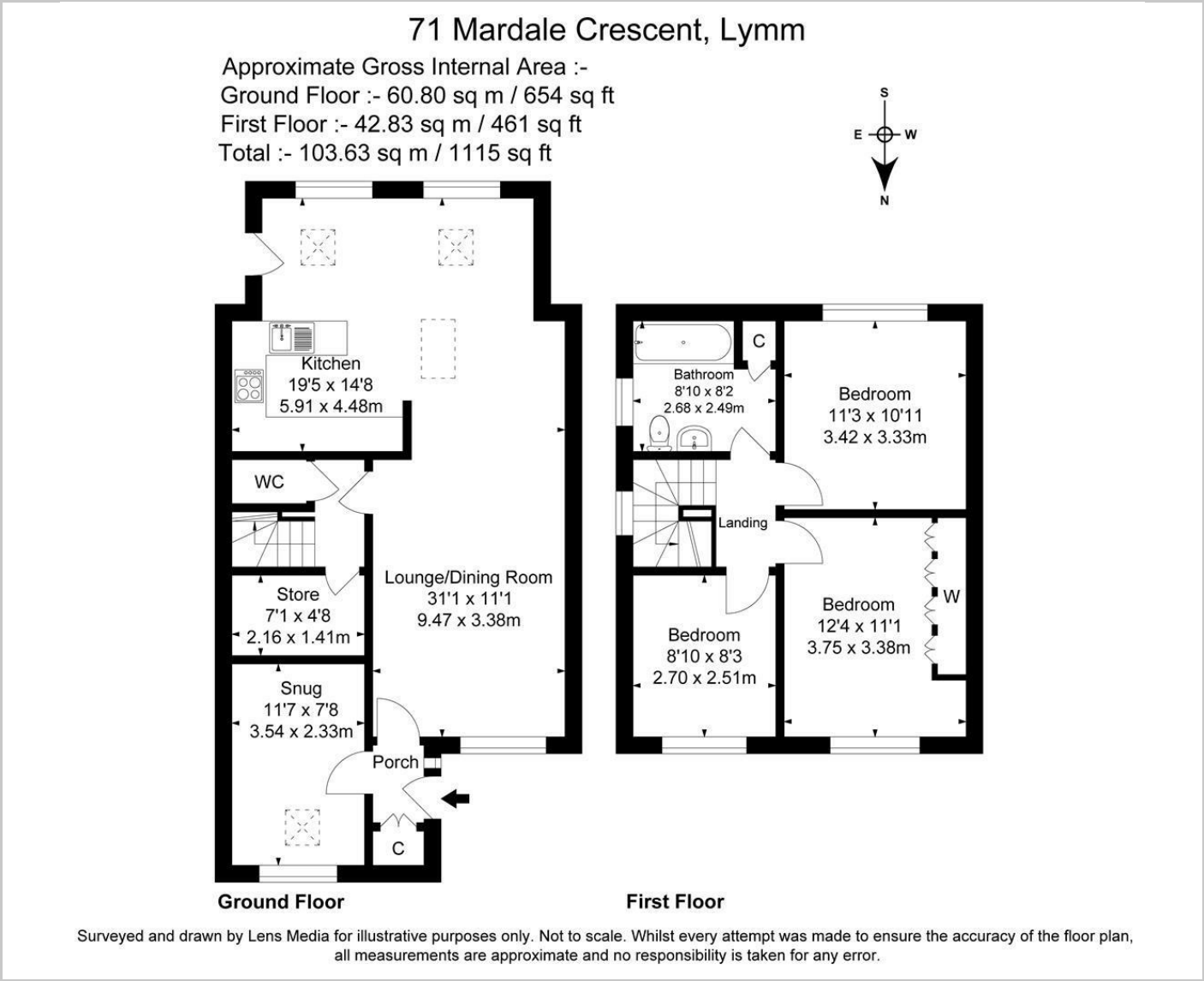
In summary, this charming home on Mardale Crescent perfectly combines comfort, style, and an enviable canal-side setting, offering a fantastic opportunity to enjoy the best of village life.

## Description



Council Tax Band: C

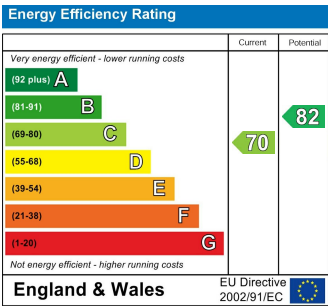
Floor Plans



Area Map



Energy Performance Graph



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