



Laburnum Court

Lymm

£340,000

**GASCOIGNE
HALMAN**

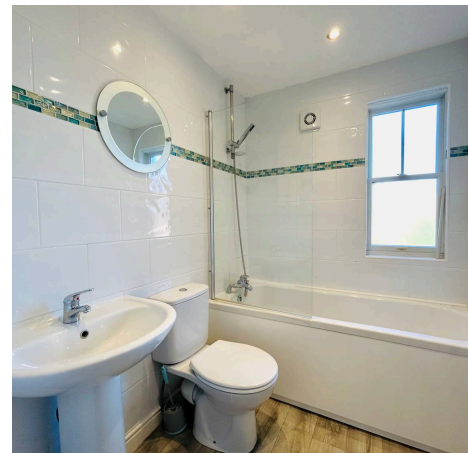
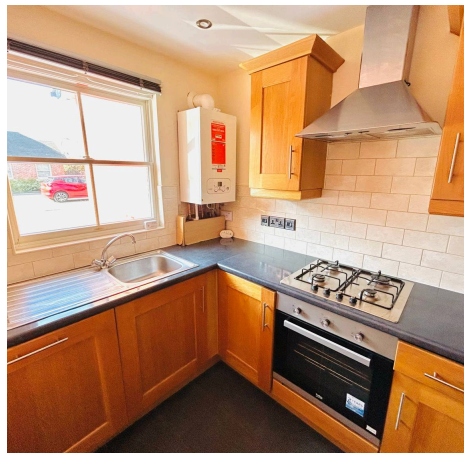
THE AREA'S LEADING ESTATE AGENCY

Laburnum Court

Lymm

A well-presented mid-town house located in a small modern courtyard development. Well-proportioned accommodation on three floors, modern fitted kitchen and bathroom, gas central heating and double glazing. Externally there are two allocated parking spaces and an enclosed rear garden.

- Courtyard development
- Parking for two vehicles
- Enclosed rear garden
- Close to local schools and amenities
- Offered no onward chain



Laburnum Court

Lymm

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 Trans Pennine 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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

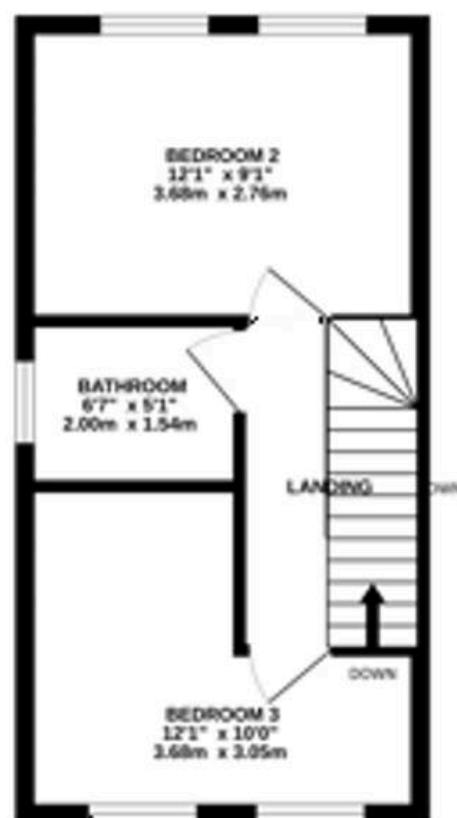
SAT NAV: WA13 9GE



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.

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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