

11 Farcroft Close, Lymm

Lymm

Offers Over £140,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

11 Farcroft Close

Lymm

This well presented one bedroom flat is situated on the second floor of a modern development, offering a comfortable and contemporary living environment ideal for first-time buyers, professionals or those seeking a convenient apartment in a fantastic location.

The property features a spacious open plan living, kitchen and dining area, designed to maximise natural light and provide a flexible space for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, while the living area offers space for seating and dining furniture. The double bedroom is well-proportioned and benefits from a neutral décor, creating a peaceful retreat. A shower room fitted with a contemporary suite, completes the accommodation.

Additional features include double glazing, electric heating and secure entry system, ensuring comfort and peace of mind. The property also benefits from one allocated parking space and is conveniently located close to a variety of local amenities including shops, cafes and transport links. The nearby Trans Pennine Trail offers excellent opportunities for walking and cycling, appealing to those with an active lifestyle. This attractive apartment offers an excellent combination of comfort, convenience and modern living, making it a must-see for discerning buyers.

- Open plan living kitchen dining area
- Second floor apartment
- One allocated parking space









11 Farcroft Close

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: B

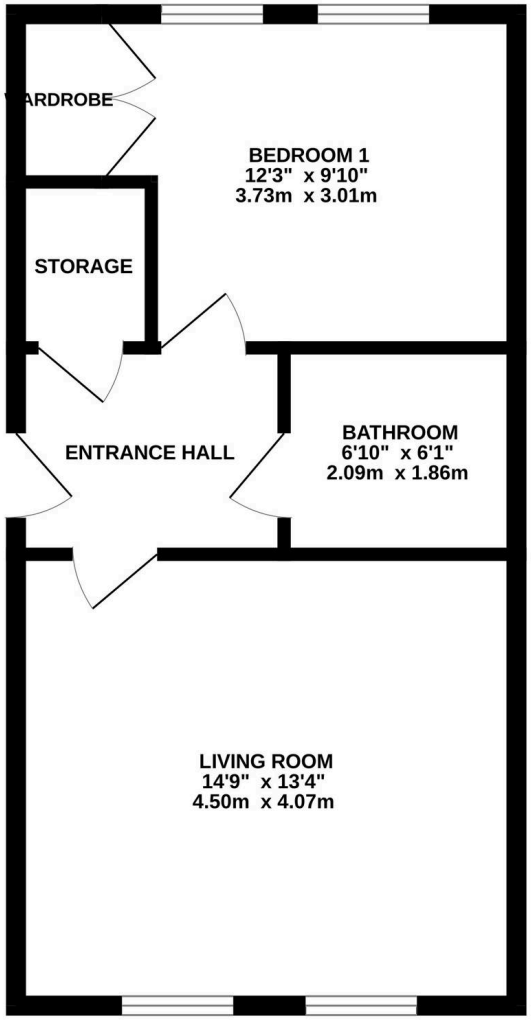
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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