Crossland Mews, Lymm

£160,000

Lymm

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Crossland Mews

Lymm

This impressive two-bedroom, two bathroom flat offers a sophisticated blend of contemporary style and every-day practicality, designed to elevate modern living. The property opens into a spacious reception room, where expansive windows flood the space with natural light and provide inspiring views of the lush garden and surrounding greenery. Elegant wooden and laminate flooring run throughout the main living areas, complemented by neutral wall tones and a bold feature wall that add to the flat's inviting ambience and versatility. The well-appointed kitchen is a true highlight, boasting sleek navy cabinetry, integrated appliances, and striking herringbone-patterned flooring - perfect for those who appreciate both form and function in their culinary space. Both bedrooms are generously sized, featuring plush carpeting, built-in storage solutions, and large windows for maximum brightness, ensuring restful retreats with room for personal styling.

The bathrooms further enhance the sense of luxury, with one offering a full bath-tub complete with a stylish mixer tap and built-in storage cabinet, and the other showcasing a modern walk-in shower, chic tile finishes, and a heated towel rail for added comfort. Outdoor living is equally impressive, with charming balcony access from the main living area - ideal for morning coffee or evening relaxation - while the meticulously landscaped grounds provide a serene backdrop and additional green space. Ample off-road parking adds invaluable convenience for residents and guests alike, and the property's modern brick exterior ensures enduring kerb appeal with its clean lines and vibrant gardens. Every detail has been carefully considered, from the integrated kitchen appliances to the practical built-in wardrobes.

- Modern kitchen with integrated appliances
- Herringbone wooden flooring

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This exceptional flat is perfectly suited for professionals, couples, or small families seeking a harmonious balance of luxury, convenience, and contemporary design. With its abundance of natural light, high-quality finishes, and versatile living spaces, this property is ready to become your next cherished home. Don't miss the opportunity to make this stunning residence yours - arrange a viewing today and experience the best in modern flat living.

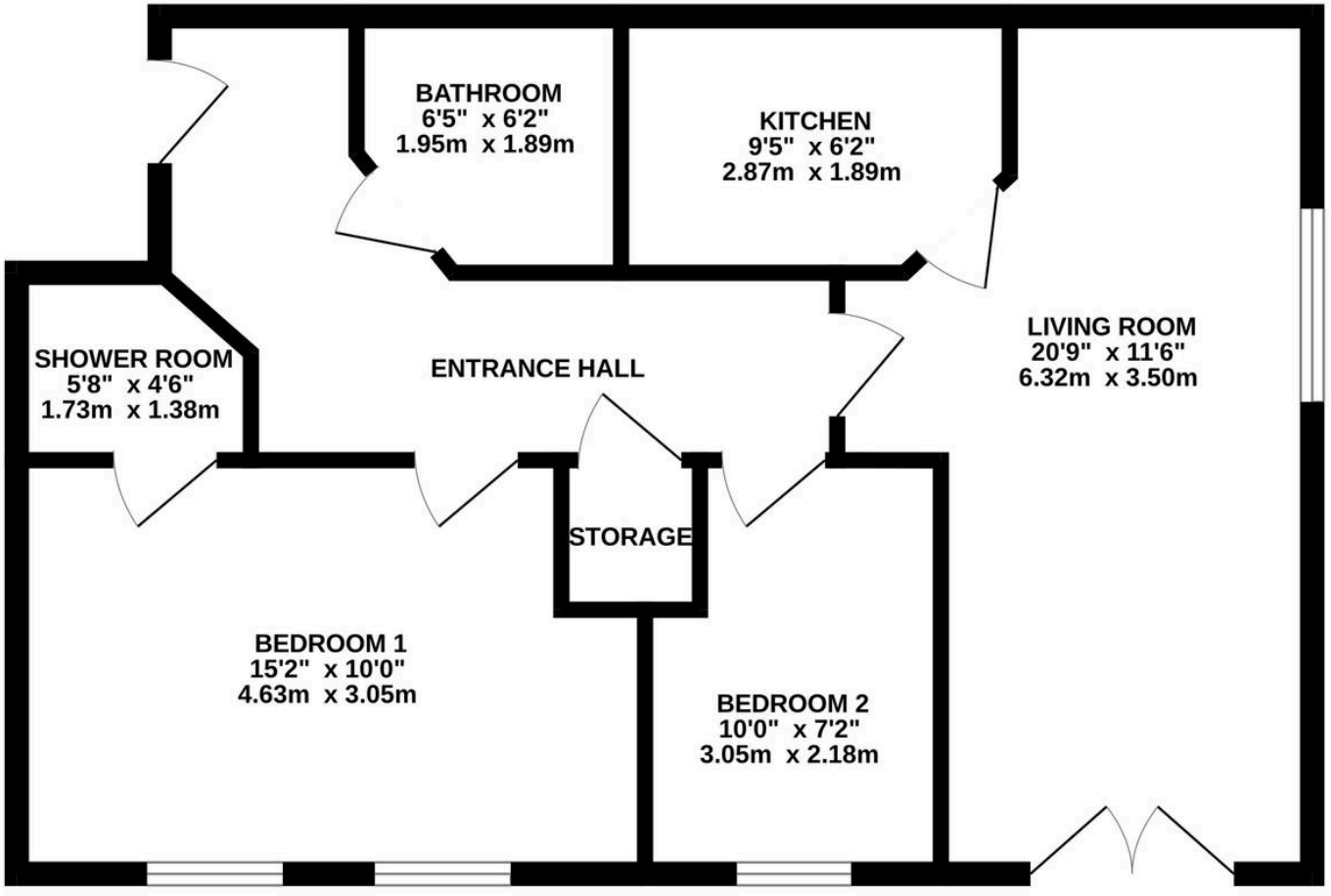
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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