



Lymmington Avenue, Lymm
Lymm

£325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Lymmington Avenue

Lymm

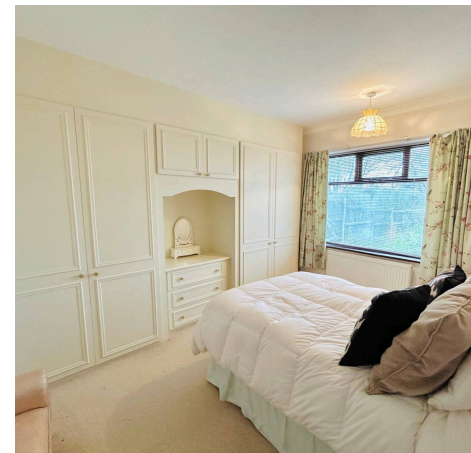
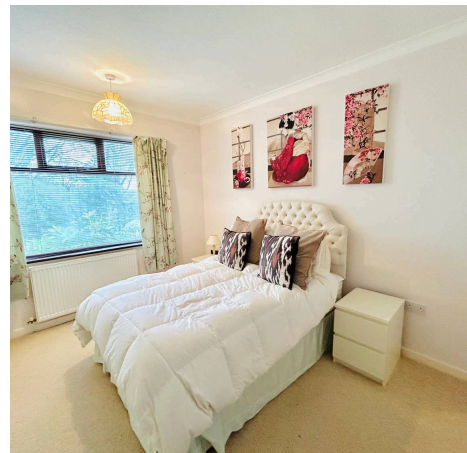
Beautifully presented two bed semi-detached bungalow with spacious living areas, private garden, off-road parking, built-in storage, and easy access to the Trans-Pennine Trail.

Council Tax band: D

EPC Energy Efficiency Rating: TBC

Tucked away on a quiet cul-de-sac location, this beautifully presented semi-detached true bungalow offers a perfect blend of comfort and practicality, making it an excellent choice for a range of buyers. The property features two spacious bedrooms, a modern family bathroom, and two inviting reception rooms ideal for relaxation and entertaining. The living room is enhanced by a large bay windows and complemented by a charming fireplace for a warm, homely atmosphere. The open plan living and dining area provides a seamless flow, making it a versatile space for living and dining. The fitted kitchen is equipped with integrated appliances, a gas hob, all benefiting from ample natural light and a functional layout designed for everyday living.

One of the standout features of this property is its exceptional outdoor space. At the rear, a spacious and private garden awaits, complete with a well-maintained patio area perfect for outdoor dining, entertaining, or simply relaxing in the tranquil surroundings. Mature trees and established shrubs provide natural shade and privacy. A garden shed offers additional storage, and privacy fencing ensures a peaceful environment for all to enjoy. At the front, a low-maintenance garden with decorative plants and gravel landscaping enhances the kerb appeal, while the off-road parking space provides convenient access and security.



26 Lymmington Avenue

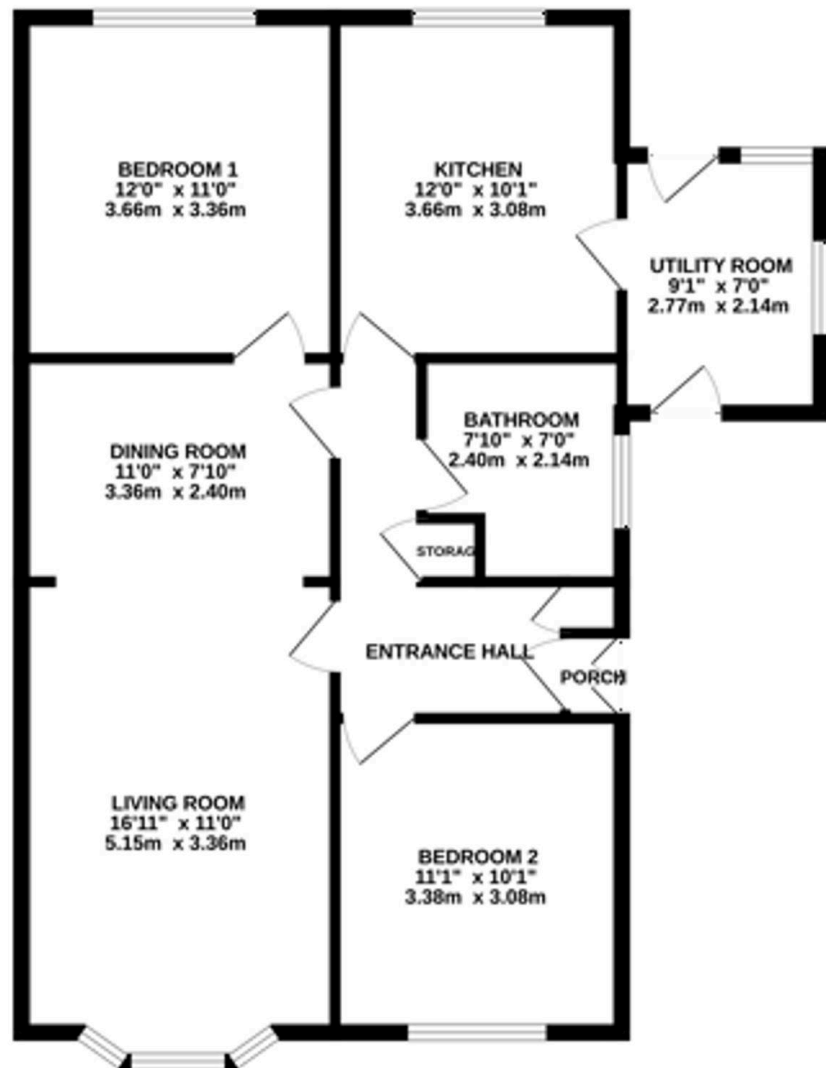
Lymm, Lymm

Additional benefits include built in wardrobes in the main bedroom, built-in storage throughout the property, and a welcoming entryway with a decorative front door and practical storage solutions. The modern bathroom features a bath with integrated shower, stylish tiled walls, a towel radiator, and built-in under-sink storage. With its combination of modern amenities, charming features, and expansive outdoor spaces, and easy access to the Trans-Pennine-Trail this semi-detached bungalow presents an outstanding opportunity for those seeking a comfortable and functional home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.

While 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 misstatement. 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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