

Grove Avenue

Lymm

£275,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Grove Avenue

Lymm

This two bedroom end terrace home offers a well considered layout, generous living accommodation and practical features suited to a variety of lifestyles. Located within close proximity of Lymm village this property offers a fantastic opportunity for a wide range of buyers from first time buyers, to buy to let investors.

With a spacious living room, conservatory and fully fitted kitchen, the property provides an inviting setting for everyday life, while two good sized double bedrooms and a family bathroom complete the accommodation. A single garage and driveway add convenience, making this an appealing opportunity for buyers seeking a home that balances comfort and practicality.

The spacious living room is a welcoming place to relax and unwind, with ample room to arrange furnishings to suit your preferred style. Whether enjoying a quiet evening or spending time with family and friends, this versatile space offers a comfortable setting for a range of occasions. The adjoining conservatory provides an additional area that can be adapted to your needs. The fully fitted galley kitchen is designed with practicality in mind, providing a dedicated space for preparing meals. Its streamlined layout keeps everything close at hand, making it a functional addition to the home. A downstairs WC and entrance porch provide further convenience for residents and guests alike, complementing the arrangement of the ground floor.









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Upstairs, the property offers two good sized bedrooms, each providing comfortable accommodation, fitted wardrobes and newly fitted carpets. The second bedroom offers versatility, whether required for family, guests or as a dedicated home working space and the family bathroom is fitted with a shower over the bath. The inclusion of a single garage and driveway is a valuable feature, providing useful parking and storage options. From the generous reception space to the adaptable bedrooms, this home has been arranged to support a comfortable lifestyle without compromising on everyday convenience.

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

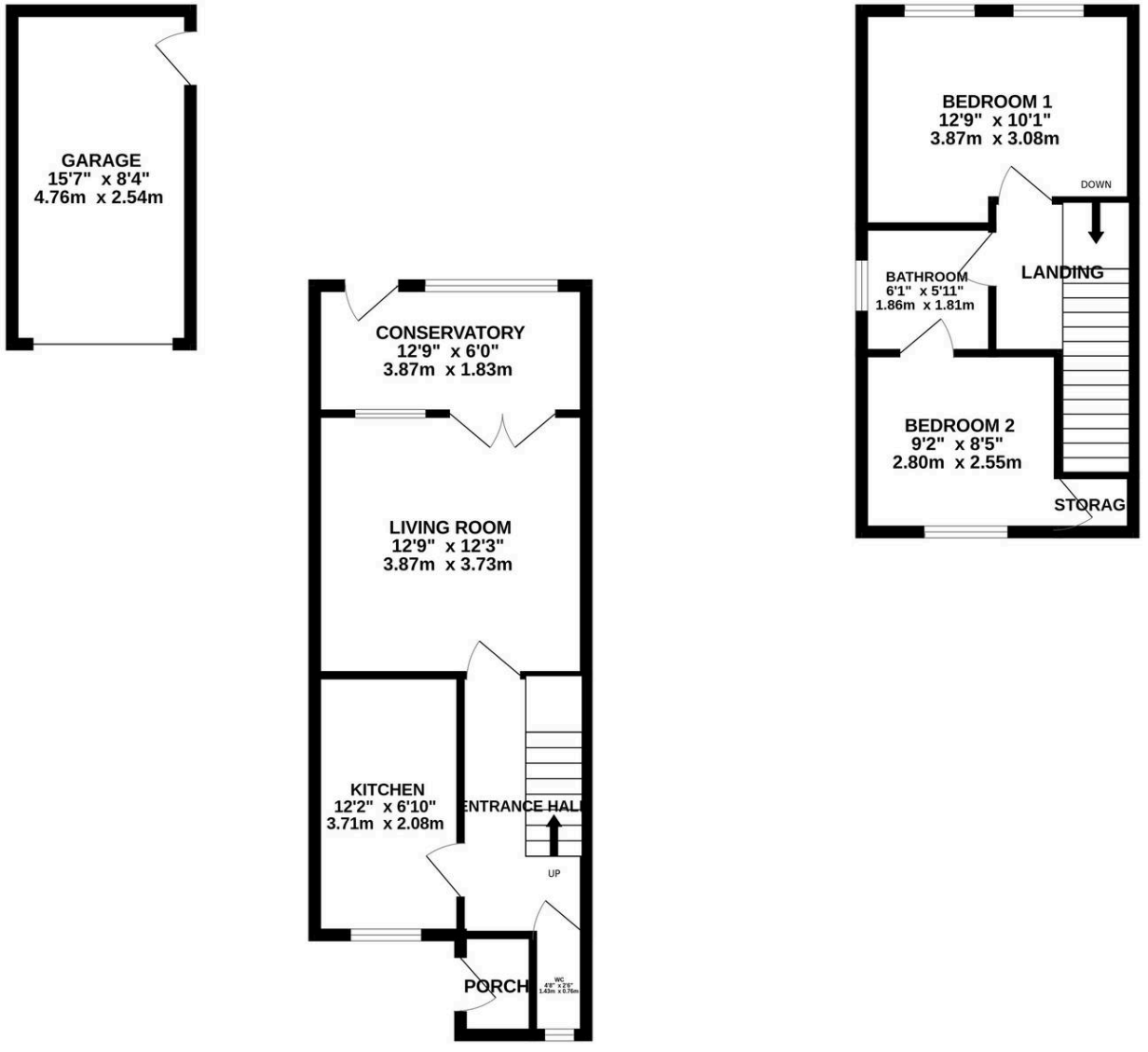
Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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