



**GASCOIGNE
HALMAN**

LABURNUM COURT, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £350,000

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.

DESCRIPTION

SAT NAV : WA13 9GE

LOCATION

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 TransPennine 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

LYMM OFFICE

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.

TENURE

Leasehold - Lease of 999 years from 01/01/2000 with 973 years remaining

LOCAL AUTHORITY

Warrington Borough Council: Tax Band D

EPC

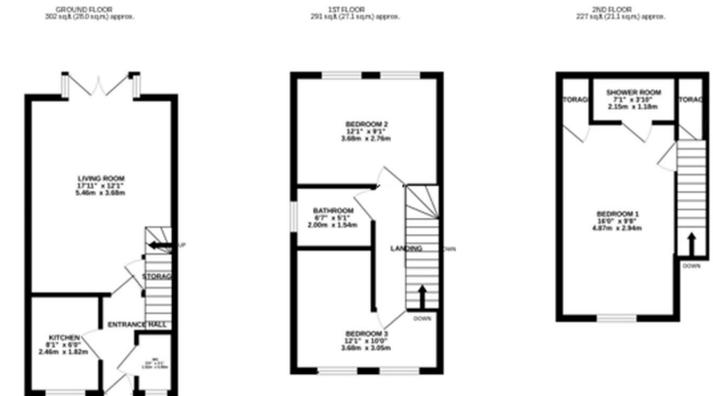
Rating D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



GASCOIGNE HALMAN

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