

**GASCOIGNE
HALMAN**

WELLCROFT GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £135,000

Located in the desirable Wellcroft Gardens, Lymm, this well presented one bedroom first floor apartment offers an excellent opportunity for both first time buyers and investors. The property features a spacious living room, a large double bedroom, and a bathroom with a shower over the bath, and the fully fitted kitchen provides a practical and modern cooking space.

Additional benefits include allocated parking for one vehicle and easy access to local village amenities, ensuring convenience at your doorstep. Residents will also appreciate the proximity to open countryside, perfect for leisurely walks and outdoor activities. Commuters will benefit from excellent connectivity with the M56 and M6 motorway networks nearby.

Offered as a leasehold property with a guide price of £135,000, this apartment combines comfortable living with a prime location. Early viewing is highly recommended to avoid disappointment.

DIRECTIONS

SAT NAV : WA13 0LU

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 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 125 years from January 2006 - expires January 2131. Service Charge payable of £1670 per annum, including buildings insurance.

LOCAL AUTHORITY

Warrington Borough Council : Tax band B

ENERGY PERFORMANCE RATING

TBC

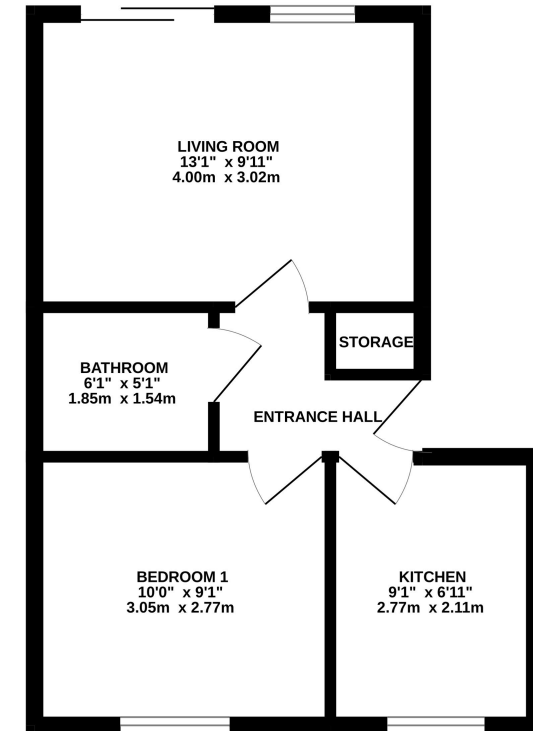
VIEWING

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.

FIRST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.
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