



Springbank Gardens

Lymm

Offers Over £400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Springbank Gardens

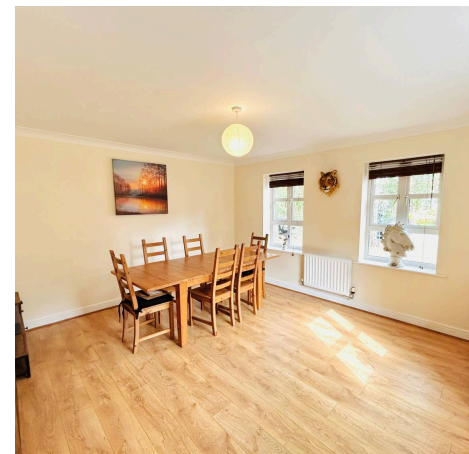
Lymm

Offered with no onward chain, this impressive four bedroom end townhouse features contemporary three storey living, thoughtfully designed for modern families seeking space, comfort and versatility. With high quality finishes, generous proportions and an abundance of natural light create an inviting atmosphere throughout. The ground floor welcomes you with a spacious entrance hallway leading to a ground floor reception room, currently utilised as a spacious dining room. The ground floor is also home to stylish and fully fitted breakfast kitchen, featuring ample storage and worktop space, and is complemented by a convenient downstairs WC.

Upstairs, the first floor is home to an good sized living room with a feature fireplace and the master bedroom, complete with a sleek ensuite shower room. On the second floor, three further bedrooms benefit from a modern family bathroom while a second bedroom is served by a recently fitted shower room, ensuring flexibility for guests, children, or home office needs.

Step outside to discover a private and fully enclosed rear garden. The garden has a patio area alongside artificial turf for low maintenance and year round enjoyment. To the front, the property benefits from off road parking, providing practical convenience for multiple vehicles.

This exceptional townhouse combines stylish interiors with attractive low maintenance outdoor space, all set within a desirable residential location. Embrace the opportunity to make this outstanding home your own - contact us today to arrange your viewing.



Springbank Gardens

Lymm

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.

SAT NAV: WA13 9GR

Council Tax band: E

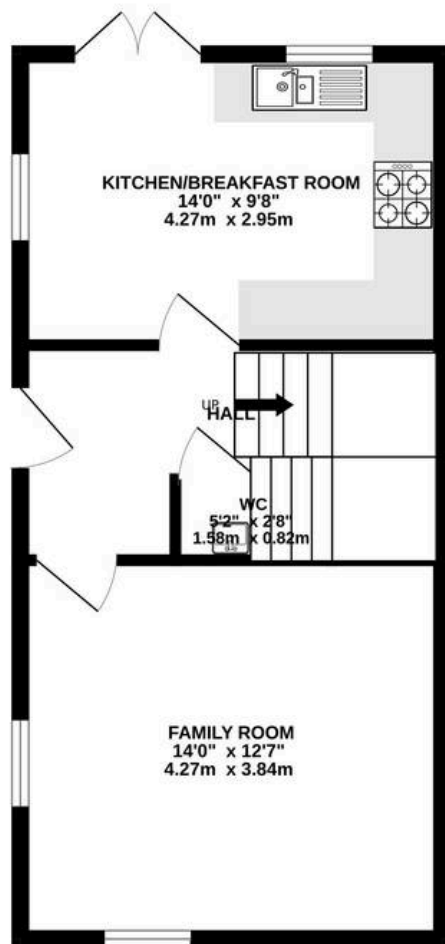
Tenure: Freehold

EPC Energy Efficiency Rating:

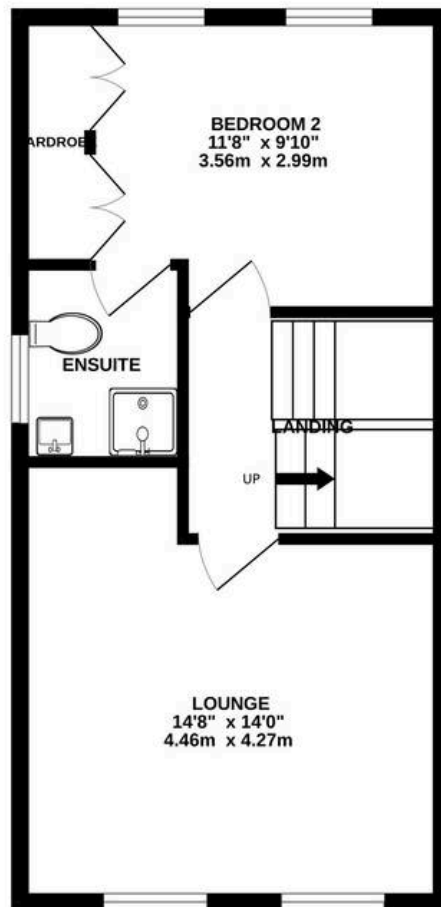
EPC Environmental Impact Rating:



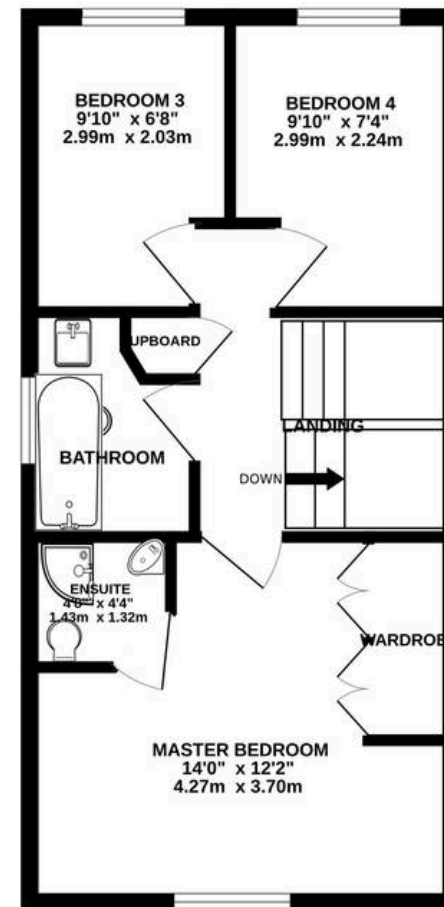
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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