



**GASCOIGNE  
HALMAN**

WELLCROFT GARDENS, LYMM, WA13 0LU

THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £325,000

This impressive three bedroom semi-detached property is situated within the highly sought after Seasons development, providing an ideal setting for families and professionals alike. Offering modern design and quality construction throughout, the property presents a fantastic opportunity for buyers seeking a modern and contemporary home with no onward chain.

### DESCRIPTION

Upon entering, you are welcomed by a bright and spacious hallway leading to a generous lounge, which benefits from ample natural light and a feature panelled wall offering a spacious and comfortable living space space for relaxing or entertaining. The kitchen is fitted with a range of modern units and integrated appliances, with space for dining, making it the perfect hub for every day family life. The ground floor is concluded with a convenient ground floor cloakroom and a downstairs WC adding further practicality.

Upstairs, the property features three well proportioned bedrooms. The master bedroom offers a peaceful retreat, while the additional bedrooms provide flexibility for children, guests, or a home office. There is a family bathroom with shower over bath which is finished to a high standard. Additional benefits include double glazing, gas central heating, and neutral décor throughout, allowing buyers to easily add their own personal touch.

The property also enjoys the advantage of a private driveway and a detached single garage, providing secure parking and additional storage. Located within easy reach of well regarded local schools. The Seasons development is renowned for its friendly community atmosphere and proximity to a variety of Lymm's village amenities, including shops, cafes, and transport links, ensuring daily needs are met with ease.

With its combination of modern living spaces, practical features, and desirable location, this three bedroom semi-detached property at a competitive asking price represents a rare opportunity to secure a quality home in a popular area. Early viewing is highly recommended to fully appreciate the standard and appeal of this attractive property. Offered with no onward chain.

### 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

Freehold

### LOCAL AUTHORITY

Warrington Council Tax: Band D

### ENERGY PERFORMANCE RATING

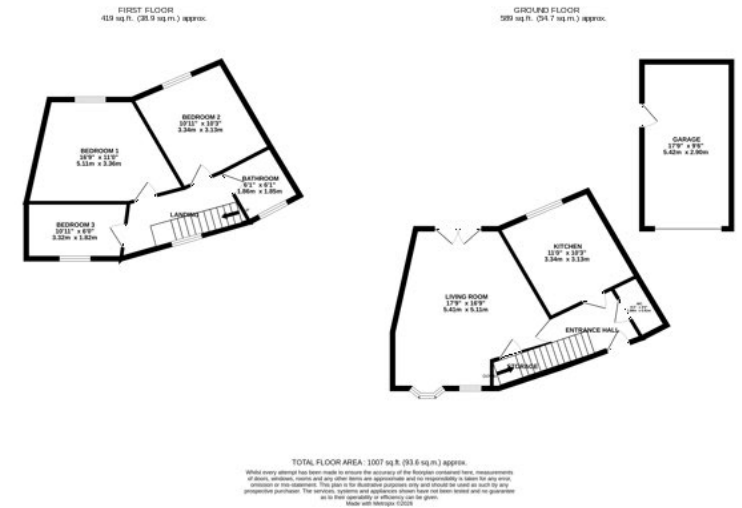
Rating C

### 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.



## LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

**GASCOIGNE  
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.