



**GASCOIGNE  
HALMAN**

CROSSLAND MEWS, OLDFIELD ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £170,000.00

Situated in the sought-after of Statham, Lymm, this spacious and modern apartment offers a comfortable and convenient lifestyle for a variety of buyers within touching distance of the beautiful village of Lymm with its abundance of local village amenities and charm.

This superb penthouse apartment makes an ideal first time buy or buy to let purchase. The property provides spacious and well proportioned accommodation including large open plan lounge/dining room, separate fitted kitchen with built-in and integral appliances, two double bedrooms, ensuite shower room and main bathroom. The apartment is located on the top floor of this small modern purpose built block located on a no through road. No onward chain.

Perfect for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, close to good local schools, this property is a wonderful opportunity not to be missed.

### DIRECTIONS

SAT NAV: WA13 9GB

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.

Leasehold - 999 years from 2004 - 976 years remaining

Warrington Borough Council Tax Band C : Amount payable for 2026/27 is £1923.76

### ENERGY PERFORMANCE CERTIFICATE

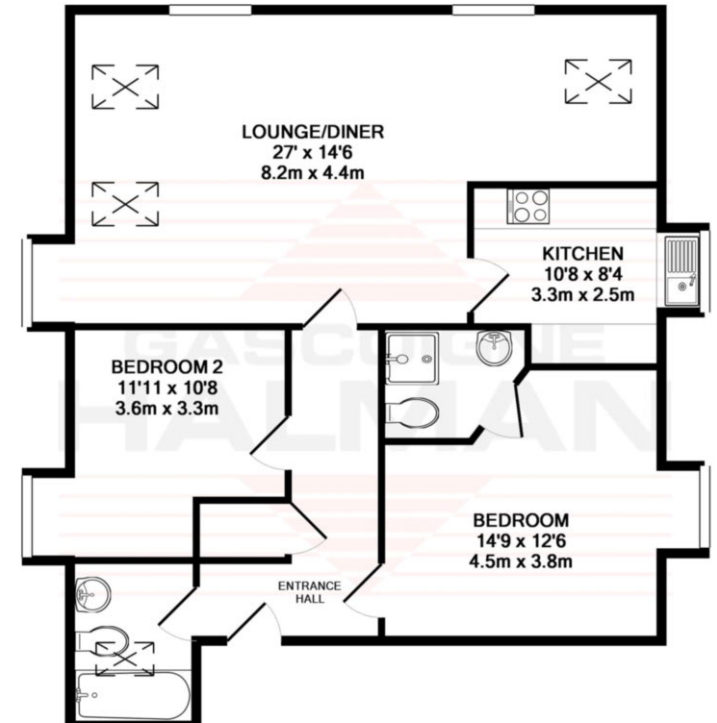
Rating : C

### 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.



TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### LYMM OFFICE

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