



Bridge Meadow, Lymm

Lymm

Guide Price £425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



27 Bridge Meadow

Lymm, Lymm

Council Tax band: E

Tenure: Freehold

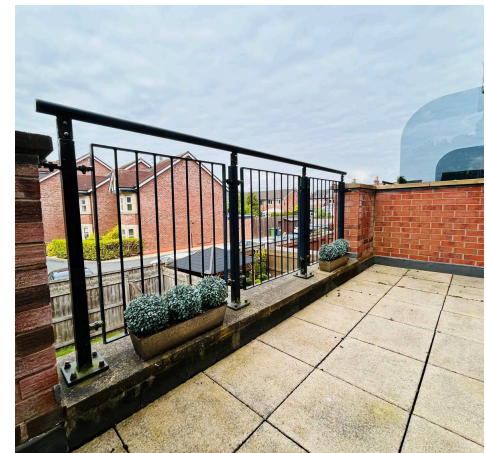
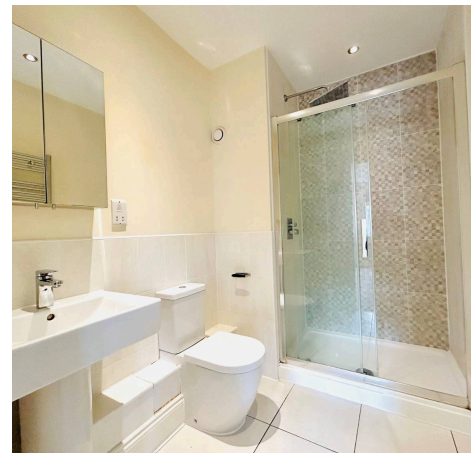
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern three bedroom terraced house
- Open plan Kitchen Dining Room opening onto garden
- First floor lounge with balcony overlooking the garden
- Three Double Bedrooms, One with Ensuite
- Integral Garage
- Utility room and Downstairs WC
- No Onward Chain

This modern three bedroom terraced house with no onward chain offers spacious and versatile accommodation, thoughtfully arranged over three floors, ideal for families or professionals seeking contemporary living.

Upon entering, you are welcomed by a bright hallway that leads to a generous open plan kitchen dining room, featuring sleek fitted units and integrated appliances, designed to cater to both every-day meals and entertaining guests. This inviting space seamlessly connects to the garden, providing an abundance of natural light and a pleasant outlook. A practical utility room and a downstairs WC add further convenience to the ground floor, ensuring that household chores and guest needs are easily managed.



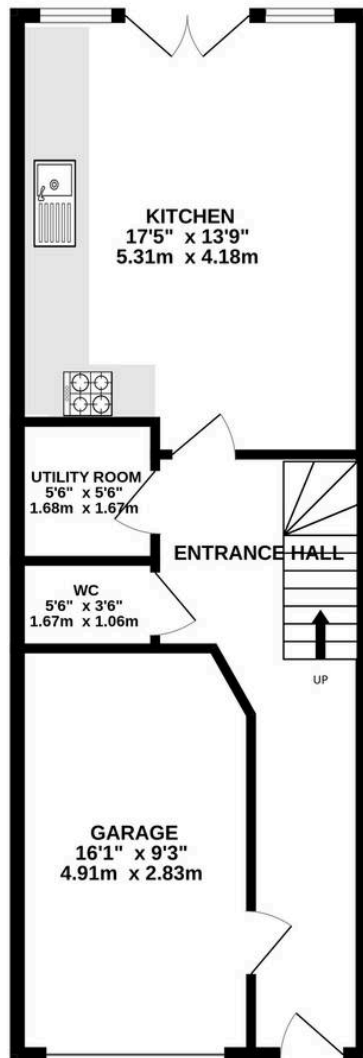
The first floor presents a stylish lounge with a balcony that overlooks the garden, creating a tranquil retreat for relaxation or social gatherings. Also on this level is the principal bedroom, which benefits from a modern ensuite shower room, providing a private sanctuary for the homeowners, while the second and third double bedrooms are served by a well-appointed family bathroom on the second floor. Storage is well considered throughout, with built-in wardrobes in the bedrooms and additional storage cupboards on each floor.

The property also offers an integral garage, providing secure parking or valuable extra storage space. Finished to a good standard throughout, with neutral décor and quality flooring, this home is ready for immediate occupation. Located in a sought-after residential area with excellent transport links, reputable local schools, and a range of nearby amenities, this impressive terraced house combines comfort, functionality, and style.

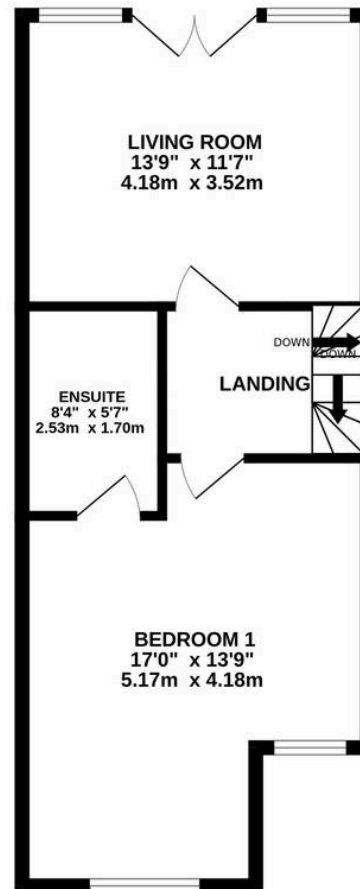
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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.



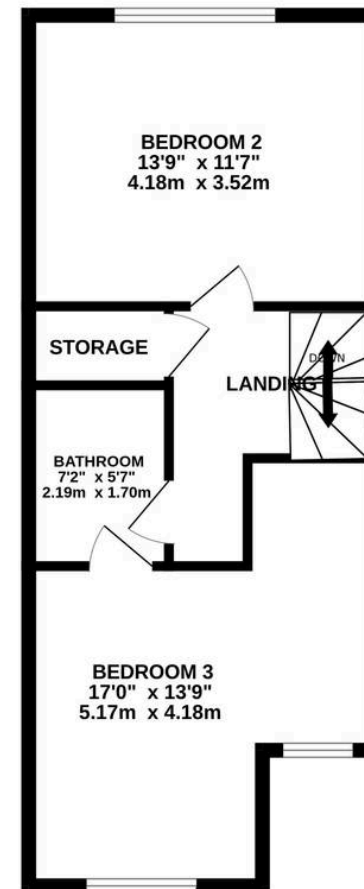
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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