



Mayfield View, Lymm

Lymm

£550,000

**GASCOIGNE
HALMAN**

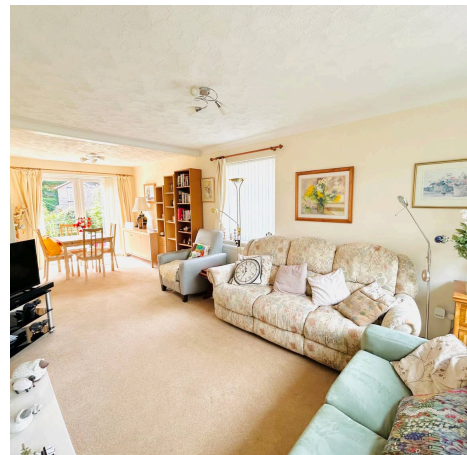
THE AREA'S LEADING ESTATE AGENCY

Mayfield View

Lymm

This exceptional detached bungalow presents a rare opportunity to enjoy luxurious single level living in a beautifully maintained property, thoughtfully designed for comfort and modern convenience. Boasting three spacious bedrooms and two bathrooms, this property impresses from the outset with its inviting kerb appeal, featuring a mature front gardens, ample off-road parking, and a detached single garage. Step inside to discover a bright and airy open plan living and dining area, enhanced by large windows, neutral décor, and a charming fireplace creating a welcoming atmosphere. The modern kitchen offers sleek cabinetry, integrated appliances, and an abundance of natural light, with direct access to the private enclosed garden.

The bungalow's generous layout continues with three well appointed bedrooms, each benefiting from large windows and built in wardrobes. In addition to two family bathrooms, the conservatory is a standout space, offering picturesque views of the expansive, well-maintained garden. The garden itself is a private space, complete with lush lawns, mature landscaping, vibrant flower beds, and a variety of patio seating areas.



20 Mayfield View

Lymm

This impressive bungalow truly delivers on both lifestyle and convenience. From the seamless flow between living spaces and direct garden access via French doors, to the abundance of natural light throughout, every detail has been considered for comfortable living. With ample parking, a secure garage this property is perfectly suited for families, downsizers, or anyone seeking a low-maintenance home. Don't miss your chance to secure this outstanding bungalow and schedule your viewing today.

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.

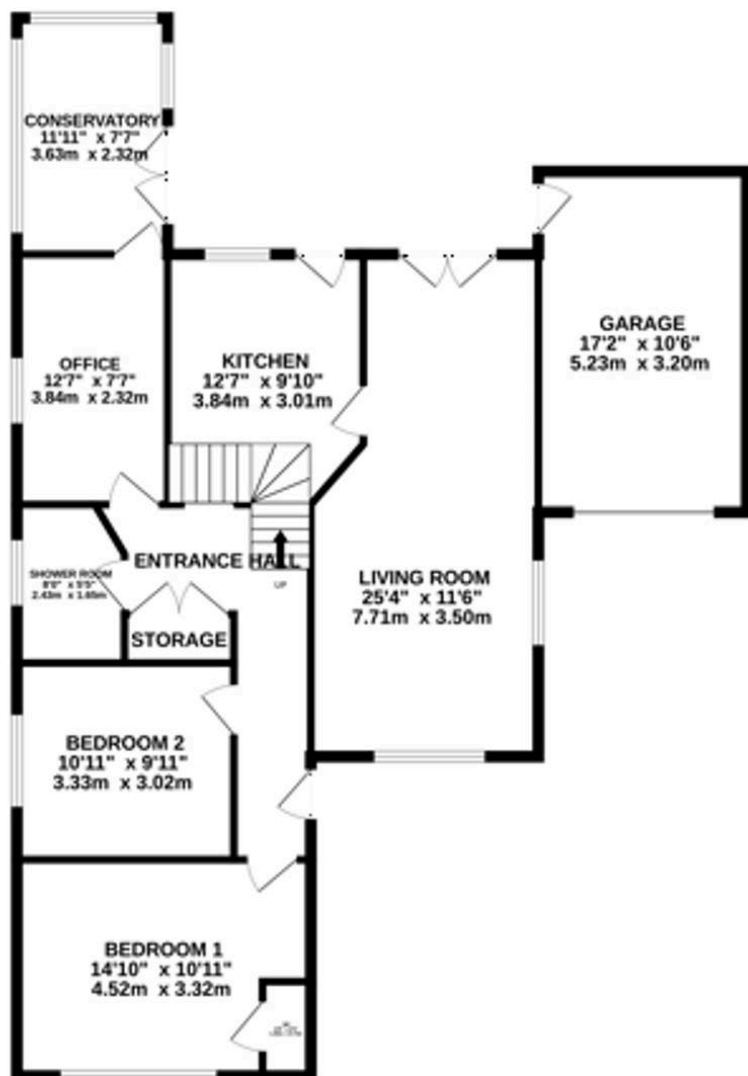
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



GROUND FLOOR
1174 sqft (109.1 sqm.) approx.



1ST FLOOR
326 sqft (30.3 sqm.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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