



56 Mardale Crescent, Lymm, WA13 9PJ

**£395,000**



## 56 Mardale Crescent, Lymm, WA13 9PJ

£395,000

Stylish, contemporary living just a short stroll from the Bridgewater Canal and Lymm village.

This beautifully presented three-bedroom semi-detached home offers modern, flexible living spaces perfect for today's lifestyle. The heart of the home is the open-plan living and dining area, complete with a cosy log burner, ideal for relaxed evenings and entertaining friends.

The spacious kitchen flows seamlessly into an additional dining area with patio doors opening onto the garden, creating a fantastic indoor-outdoor living space. The garden itself is a real highlight, generous in size and not overlooked, offering a private spot to relax or host summer gatherings.

The property also benefits from an additional snug, office or playroom, providing valuable flexible living space to suit a variety of needs.

Upstairs, there are three well-proportioned bedrooms, including a particularly generous third bedroom, a rarity in many homes of this style. The modern family bathroom features both a bath and a walk-in shower.

Externally, the property offers driveway parking for two vehicles. Its location is equally appealing, with the beautiful Bridgewater Canal just a short walk away, offering scenic walks straight into the heart of Lymm

## Description

Stylish three-bedroom semi-detached home

Contemporary, well-presented throughout

Open-plan living and dining space with log burner

Spacious kitchen opening into additional dining area

Patio doors leading onto the garden

Generous rear garden that is not overlooked

Additional snug / office / playroom offering flexible living space

Three well-proportioned bedrooms

Particularly spacious third bedroom

Modern family bathroom with bath and walk-in shower

Driveway parking for two vehicles

Short walk to the Bridgewater Canal

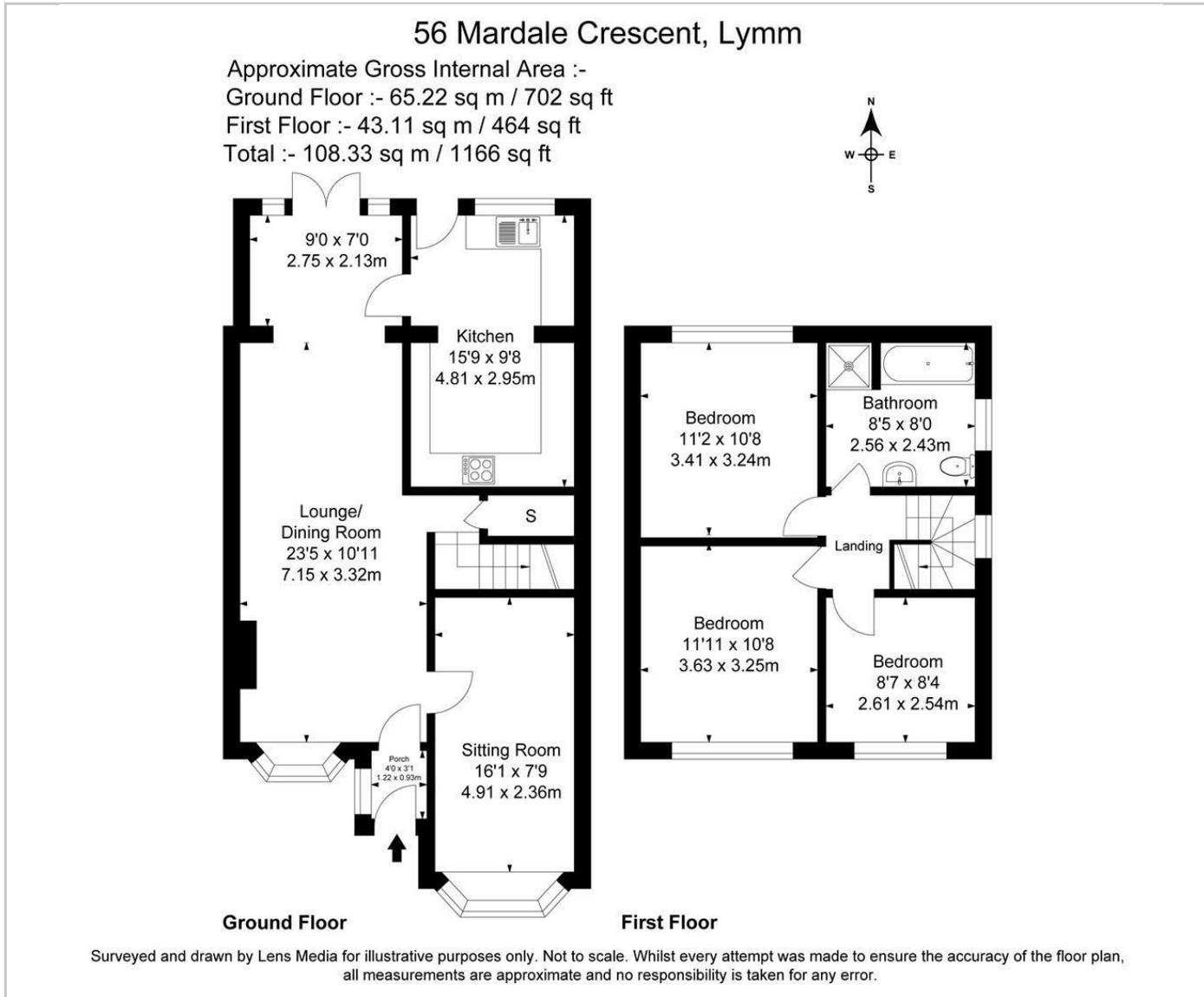
Scenic canal walk directly into Lymm village

Close to local shops, cafés and village amenities



Council Tax Band: C

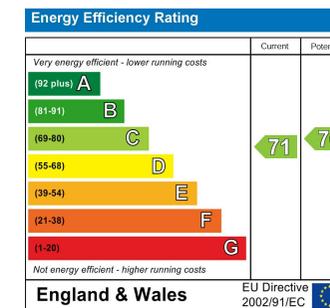
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.