

7 Linden Close,, Lymm, Warrington, WA13 9PH

£370,000



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Quiet Cul-de-Sac Location, Just Moments from the Trans Pennine Trail and Within Walking Distance of Lymm Village

Situated in a quiet cul-de-sac in a highly convenient part of Lymm, this modern three-bedroom home offers a fantastic combination of comfortable living, an excellent location and the potential to adapt the layout to suit your own needs.

The property is ideally positioned close to local schools, shops and everyday amenities, with the Trans Pennine Trail just moments away and Lymm Village, the Bridgewater Canal and its popular waterside walks all within easy walking distance.

The ground floor currently offers an open-plan living and dining room, creating a bright and sociable space for everyday family life. The modern kitchen is separate although the layout offers exciting potential to open up the space and create a larger open-plan kitchen and living area, should a future owner wish to do so. A downstairs WC completes the ground floor, while new flooring has recently been fitted to give the accommodation a fresh, modern feel.

Upstairs, there are three well-proportioned bedrooms together with a contemporary family bathroom.

To the rear, the property enjoys a private paved patio garden which is not overlooked, providing a peaceful and low-maintenance outdoor space for relaxing or entertaining. The property also benefits from a single garage, providing useful additional storage and parking.

With its quiet setting, excellent access to schools, village amenities, the canal and surrounding walking routes, together with a modern interior and scope to reconfigure the ground floor, this home represents a fantastic opportunity for buyers looking to make the most of one of Lymm's most convenient locations.

Description

Quiet cul-de-sac location

Walking distance to Lymm Village

Moments from the Trans Pennine Trail

Close to the Bridgewater Canal and scenic walks

Convenient for local schools, shops and amenities

Open-plan living and dining room

Potential to create a larger open-plan kitchen/living space

Three good-sized bedrooms

Garage

Modern family bathroom

Downstairs WC

New flooring to the ground floor

Private paved rear garden

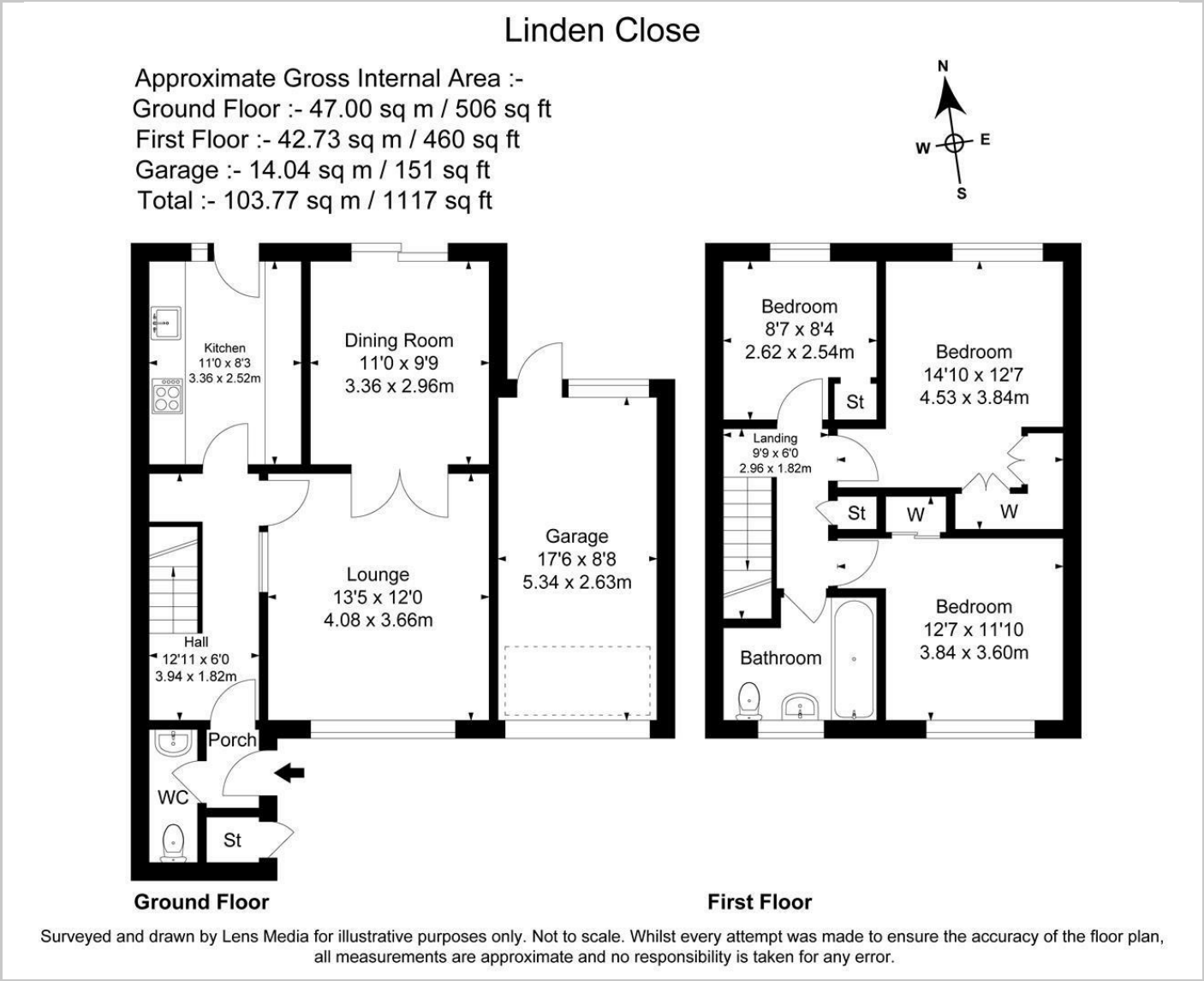
Rear garden not overlooked

Modern interior



Council Tax Band: C

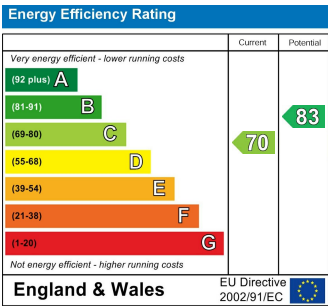
Floor Plans



Area Map



Energy Performance Graph



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