



**GASCOIGNE  
HALMAN**

EAGLE BROW, LYMM, CHESHIRE

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THE AREAS LEADING ESTATE AGENT



## EAGLE BROW, LYMM, CHESHIRE

**£1,100,000**

Perfectly located in private southerly grounds just minutes from the village a stunning detached bungalow of generous proportions complete with a very useful two storey coach house/annexe and double garage.

Beautifully appointed and spacious detached bungalow, just under 2000 sq ft

Large and private gardens with southerly aspect

Well regarded, favoured location just a few minutes walk from the village centre and Lymm Dam

Useful two storey coach house perfect for ancillary accommodation or large home office, subject to any permissions

Long driveway and double garage

Four/five bedrooms with two bathrooms, cloakroom with WC, the principal with dressing room and en-suite bathroom

NO ONWARD CHAIN





Eagle Brow is home to some of Lymm's finest housing, an established tree lined avenue which runs down into the village centre. This property is approached over a driveway which provides plenty of parking for several vehicles and access to the double garage. Elevated privately from the road the bungalow stands in generous private gardens which have been landscaped to large lawned areas with a full width terrace across the back of the house which makes best use of the southerly aspect.

The accommodation has been comprehensively refurbished over recent times and is presented in first class condition ready to move straight into. The key rooms of the house lie at the rear and have immediate views and access through bi-fold doors onto the terrace and gardens. There presently two principal reception rooms with access to the airy dining kitchen which is well fitted with a fashionable range of cream high gloss cabinets and numerous integrated appliances. There are four bedrooms and two bathrooms the principal bedroom enjoys a walk-through dressing room and en-suite bathroom. There is a smaller fifth bedroom with an en-suite facility presently used as a home office.

Adjacent to the double garage is a very useful two storey former coach house ideal as a self contained annexe perfect for extended family, dependent relatives or as a larger working home office, subject to any necessary permissions.

#### **LOCATION**

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

#### **DIRECTIONS**

SAT NAV WA13 0NA

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- G

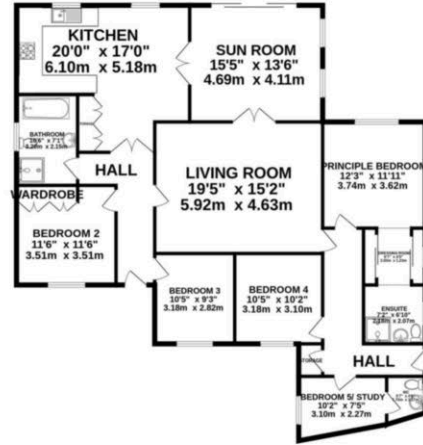
#### **ENERGY PERFORMANCE RATING**

EPC:- C

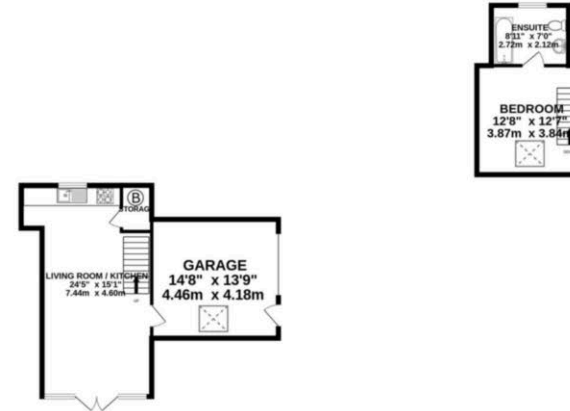
#### **VIEWING**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
2245 sq.ft. (208.6 sq.m.) approx.



1ST FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 2467 sq.ft. (229.2 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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## LYMM OFFICE

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