



**GASCOIGNE  
HALMAN**

BROOK ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT



## BROOK ROAD, LYMM

**£875,000**

A handsome and substantial Edwardian home of great character occupying an enviable and highly desirable location just minutes from the village, Trans Pennine Trail and Bridgewater Canal.

A beautifully presented Edwardian home in generous and private Southerly gardens

Sympathetically restored family accommodation, about 1797 sq ft

Long driveway and detached garage/workshop

Four generous bedrooms and three reception rooms

Further potential to extend to the side/rear or even into the roof void, subject to PP



Constructed in 1904, this handsome Edwardian family home stands elevated from the cul-de-sac, a highly sought after location just minutes from the village. Traditionally constructed of red brick elevations relieved at the upper floor by white rendering and surmounted by a hipped and pitched tiled roof this property is full of character.

A long driveway provides off road parking and there is a small garage/workshop. Established walled gardens lie to the front whilst to the rear there are long lawned gardens of a generous size enclosed by mature hedging, ornamental trees and herbaceous borders which offer a good degree of privacy and face South.

Internally the accommodation has been sympathetically modernised ensuring many original features are retained. An enclosed porch opens to a bright and spacious hallway with a lovely black and white Minton tiled floor with staircase to the first floor. There are three reception rooms a smart kitchen and at the rear a utility room with a useful shower room/WC. On the first floor four generous bedrooms and a classic white bathroom.

This is already a good sized family home but we believe there is great potential to extend the property to the side/rear and perhaps even into the roof void, subject to planning permission.

#### **DIRECTIONS**

SAT NAV WA13 9AH

#### **LOCATION**

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 TransPennine 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.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Warrington Borough Council: Tax Band:- G

#### **ENERGY PERFORMANCE RATING**

EPC RATING:- D

#### **SERVICES (NOT TESTED)**

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

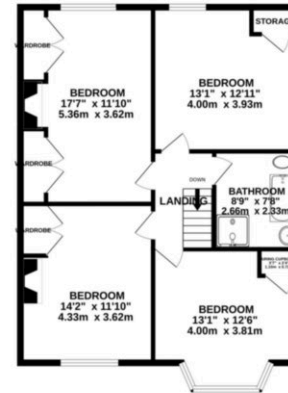
#### **VIEWING**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (166.9 sq.m.) approx.  
While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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