



**GASCOIGNE  
HALMAN**

CHAISE MEADOW, LYMM, EPC RATING:- C /  
COUNCIL TAX BAND:- G

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THE AREAS LEADING ESTATE AGENT



## **CHAISE MEADOW, LYMM, EPC RATING:- C / COUNCIL TAX BAND:- G**

### **Offers Over £600,000**

**An impressive detached family house with bright and spacious accommodation arranged over three floors, about 2734 sq ft! NO CHAIN.**

**Extremely spacious three storey detached family home, about 2734 sq ft**

**Six generous bedrooms and four bathrooms (three en-suite)**

**Large open plan kitchen dinner with additional reception area**

**Impressive landscaped, low maintenance, rear garden and terrace**

**Double driveway and internal double garage, accessed via utility room**

**Within easy reach of great primary and secondary schools, Lymm Dam and the village centre**

Situated on the edge of a popular and modern development constructed nearly twenty years ago, this detached family home offers extremely spacious living space arranged over three floors and extends to about 2734 sq ft, perfect for busy families of all ages. A double driveway provides plenty of parking and leads to an integral double garage. Gardens lie to the front partially enclosed by hedging whilst to the rear they are of a good size, totally enclosed by a feature wall and fencing which provides a good degree of privacy. They have been landscaped to flat lawns with a generous terraced patio area ideal for alfresco dining.

Internally the property boasts a huge open plan living dining kitchen which opens onto the rear gardens. This space allows families to interact perfectly with ample space to sit, dine and cook in one bright, open and very sociable room. The kitchen itself is fitted with a range of modern high gloss cabinets with numerous integrated appliances. There is a pantry and utility room with connecting access to the integral double garage. A central hall gives access to the cloakroom/WC and a lounge to the front of the house. On the two upper floors there are six generous bedrooms and four bathrooms, three en-suite, the principal bedroom being a vast space also incorporating a dressing room.



## DIRECTIONS

SAT NAV WA13 9UP

## 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

Leasehold.

## LOCAL AUTHORITY

Warrington Council Tax Band:- G

## ENERGY PERFORMANCE RATING

EPC Rating:- C

## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 254.0 sq m / 2734 sq ft

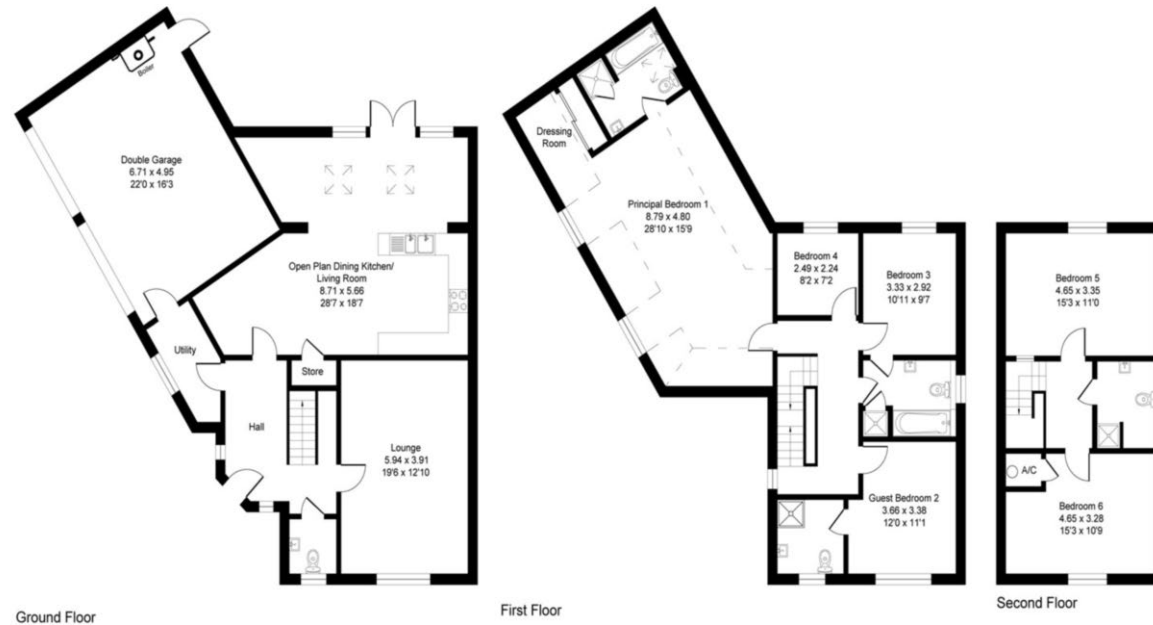


Illustration for identification purposes only, measurements are approximate, not to scale.

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## LYMM OFFICE

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