



**GASCOIGNE
HALMAN**

BROOK ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



| EPC RATING:- C / COUNCIL TAX BAND:- F

BROOK ROAD, LYMM

Offers Over £1,100,000

An impressive Edwardian home beautifully refurbished and contemporarily extended in gated landscaped grounds on a much sought after road within a short walk of the village.





Beautifully refurbished and remodeled Edwardian home

Highly desirable, established cul-de-sac

Just a short walk from the village

Private and secure gated driveway

Stunning, landscaped private grounds

Terraces ideal for alfresco dining and entertaining

Stylish, contemporary accommodation over three floors

About 2540 sq ft

Fantastic, double height, open plan

Living dining kitchen extension

BROOK ROAD, LYMM

Lenella is a most attractive Edwardian property of generous proportions and stands in gated, landscaped grounds almost at the beginning of Brook Road, a much favored and highly desirable cul-de-sac just a short walk from the village centre.

The handsome red brick elevations are enhanced by large bay windows to the front and gable end with decorative black and white Tudor works all surmounted by a hipped and pitched slate roof. The gated driveway not only provides great privacy but also secure car parking for several vehicles.

Gardens lie to three sides and include a stunning terrace immediately to the rear of the open plan kitchen accessed by full width bi-fold doors ideal for alfresco entertaining. Steps lead down to enclosed and generous flat lawns which lead to a further terrace at the bottom of the garden. There is further terracing to the side which incorporates a feature sunken seating area with french doors returning to the house.

The accommodation, which extends to about 2540 sq ft, lies over three floors and has been comprehensively refurbished and re-developed, designed with open plan living in mind and features a stunning, double height open plan living dining kitchen to the rear with full height glazing and bi-fold doors on to the terrace and gardens. Off a wide and spacious hallway there are three living areas largely open plan and a cloakroom/WC. The first floor provides four generous bedrooms and a quality family bathroom and on the second floor the principal suite includes a walk in wardrobe area, a full en-suite bathroom and a very useful home office/nursery with built in storage.

DIRECTIONS

SAT NAV WA13 9AH

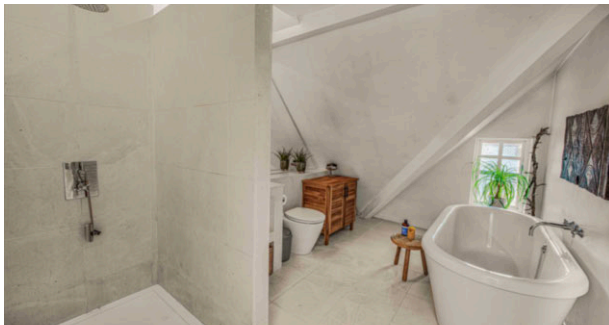






LOCATION

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:- F

ENERGY PERFORMANCE RATING

EPC RATING:- C

VIEWING

Viewing strictly by appointment through the Agents.

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.



Approximate Gross Internal Floor Area = 236.0 sq m / 2540 sq ft

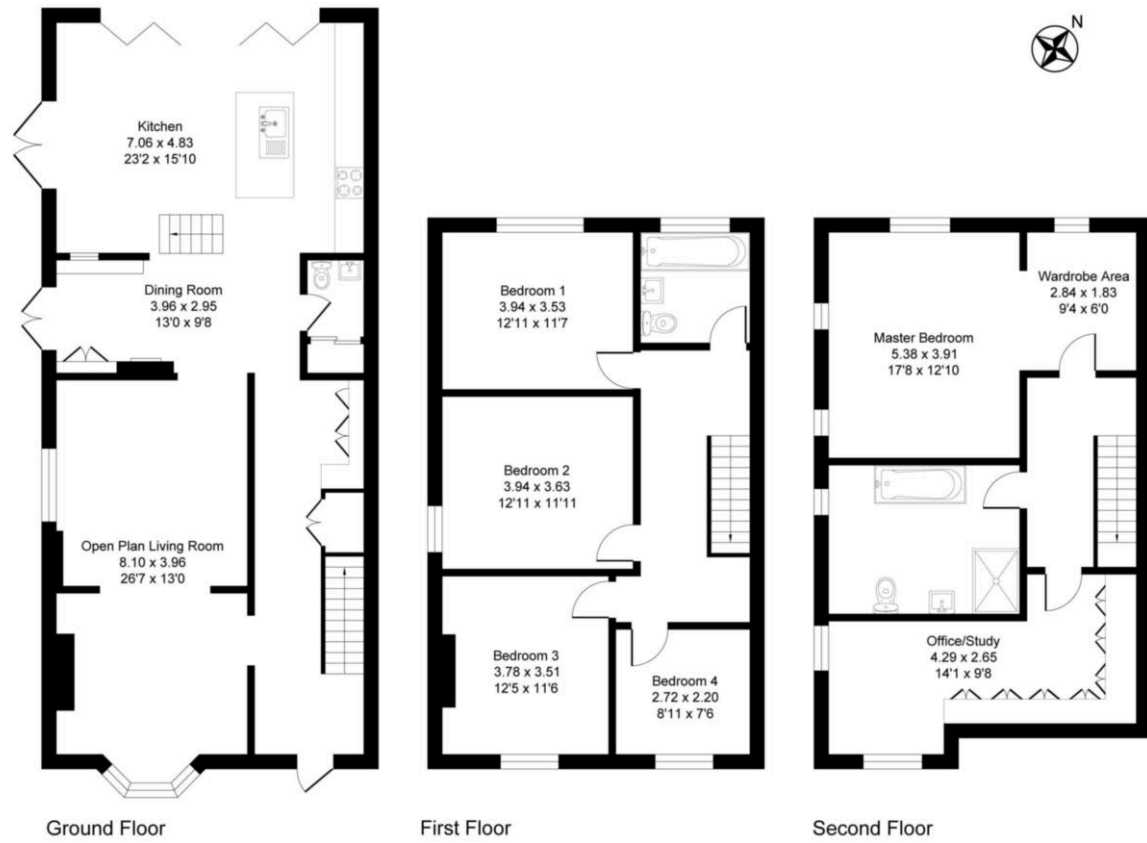


Illustration for identification purposes only, measurements are approximate, not to scale.

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