



**GASCOIGNE  
HALMAN**

HIGHFIELD ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT





## HIGHFIELD ROAD, LYMM

**£475,000**

A stylish and contemporarily designed, extended home enjoying large landscaped gardens with a super open aspect over countryside within walking distance of the village.

Beautifully refurbished, extended and remodeled home

Superb open plan living dining kitchen with utility and cloakroom/WC

Two further reception rooms, one as a gym or bedroom four

Three bedrooms and a luxurious bathroom suite

Generous landscaped gardens and large deck with stunning westerly views over open countryside

Off road parking and within walking distance of the village and TPT





Standing in much larger than average gardens which have a delightful westerly aspect over open countryside behind this family home has been vastly redesigned and remodeled incorporating a stunning living dining kitchen and an excellent garage conversion. Off road parking is available for two vehicles and the house still lends itself to further extension, and the loft is already boarded out and ready for conversion to a further bedroom or if an ideal storage space, subject to planning permission.

In 2015 the house was comprehensively refurbished and extended by our vendor clients and now provides excellent, fashionable accommodation perfect for modern day living. The focus is the ever in demand and popular living dining kitchen extension across the rear of the house which features high vaulted ceilings with skylights and full width bi-fold doors opening onto the large deck and landscaped gardens with beautiful open views. The kitchen is fitted with contemporary cabinets with a high gloss finish and includes a number of integrated appliances and a matching island. There is a log burner, a separate utility room and cloakroom/WC. Off the hallway there is a further sitting room with another open fireplace and the garage has been perfectly converted into a gym but would also be perfect as a home office or bedroom four. On the first floor there are three bedrooms, one presently used as a dressing room and another as an office with a lovely bathroom suite luxuriously fitted.

#### **DIRECTIONS**

SAT NAV WA13 0EF

#### **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:- E

#### **ENERGY PERFORMANCE RATING**

EPC RATING:- D

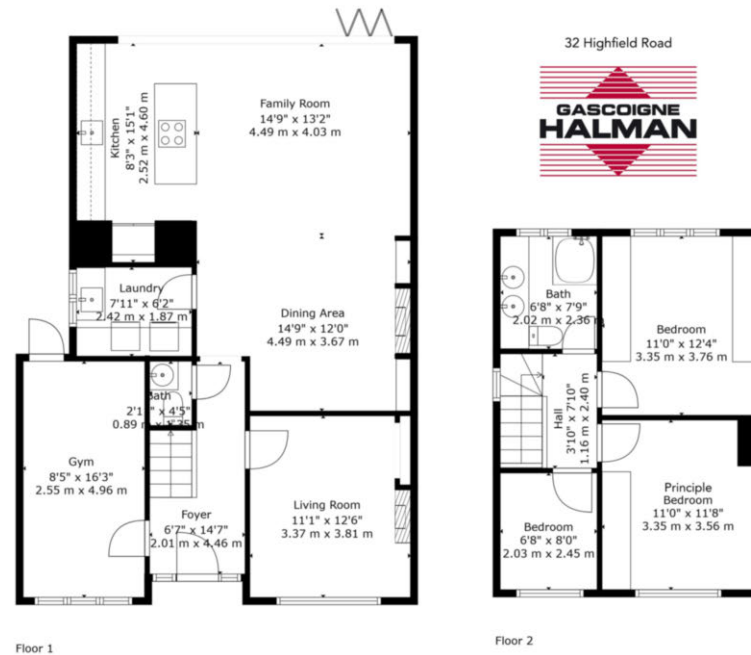
#### **VIEWING**

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.





**TOTAL: 1352 sq. ft, 126 m<sup>2</sup>**  
 FLOOR 1: 914 sq. ft, 85 m<sup>2</sup>, FLOOR 2: 438 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 13 sq. ft, 1 m<sup>2</sup>  
 Measurements Deemed Highly Reliable But Not Guaranteed.



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## LYMM OFFICE

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