



**GASCOIGNE
HALMAN**

TOWER LANE, LYMM

THE AREAS LEADING ESTATE AGENT



TOWER LANE, LYMM

£1,300,000

A unique and stylish, contemporary family home of great character and design occupying a fabulous and convenient position tucked away with stunning far reaching open views over countryside.

Combining the best in truly original design, space planning and build quality, this property offers the ultimate in stylish family living. Constructed in 2016 and set in a landscaped private plot with amazing farmland views this five bedroom, three bathroom home features about 3133 sq ft of contemporary accommodation. Every detail has been thoughtfully encapsulated into the design and the split level accommodation gives the property an interesting and unique feel. The impressive and spacious reception/dining hall boasts a high vaulted glazed ceiling, a galleried staircase and with remote controlled Velux windows. The two reception rooms provide versatile living spaces and the open plan living dining kitchen is stunning with bespoke cabinets, island unit, numerous appliances, coffee machine and hot water tap, Bi-fold doors opening to the terrace, private gardens and beautiful open southerly views beyond.

The property features striking, individual craftsmanship which is showcased throughout from the bespoke aluminium framed glazing, contemporary bathrooms, and underfloor heating system. Tower Lane is a most sought after cul-de-sac with the neighbouring Lymm Water Tower being an impressive local landmark. Discreetly tucked away in the corner of the cul-de-sac, the property has the best far reaching views of open countryside as far as the eye can see yet just a short stroll away from The Church Green, Lymm Dam and the village.



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 Trans Pennine 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.

DIRECTIONS

SAT NAV WA13 0BD

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- G

EPC RATING:-

EPC:- B

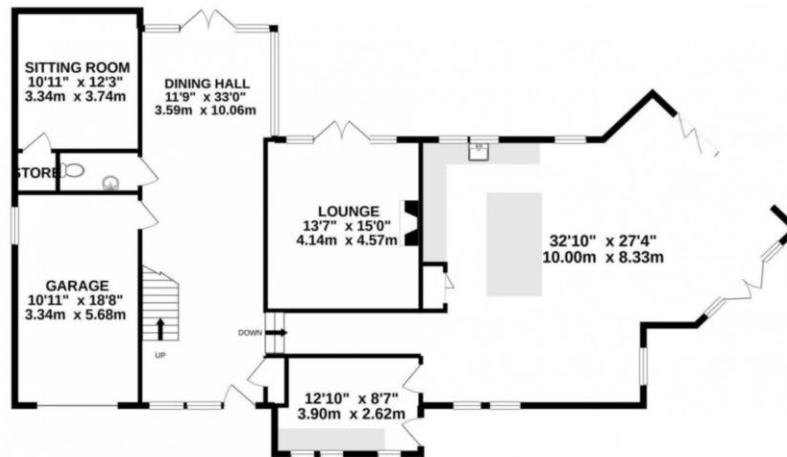
VIEWING

Viewing strictly by appointment through the Agents.

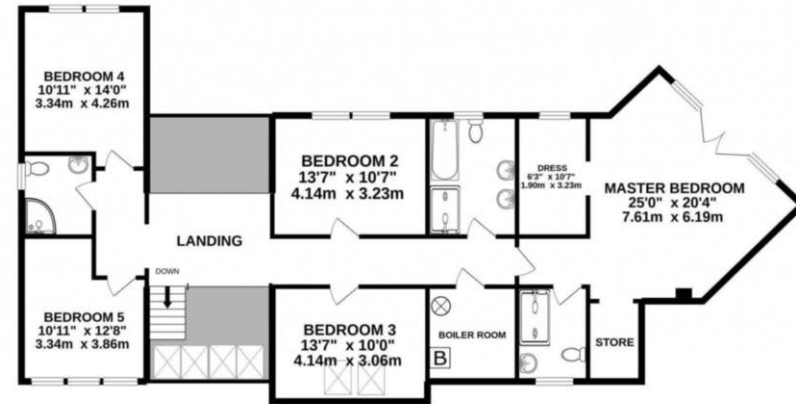
SERVICES (NOT TESTED)

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

GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.



1ST FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 3133 sq.ft. (291.0 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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