



**GASCOIGNE  
HALMAN**

LADY ACRE CLOSE, LYMM

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THE AREAS LEADING ESTATE AGENT



## LADY ACRE CLOSE, LYMM

**£720,000**

A smart family home offering substantial accommodation over three floors and a ground floor extension on this ever popular development overlooking an open green.

Impressive, double fronted detached family home, about 2344 sq ft

Highly desirable and sought after, modern development

Lovely semi-open aspect over an open green

Recently re-fitted bathrooms and new kitchen with appliances

Private westerly gardens and double garage

Close to excellent schools, Lymm Dam and the village centre





Constructed by Messrs Bryant Homes about twenty years ago this double fronted, detached family home occupies a prime location overlooking an open green in the centre of the development which is also very close to Lymm Dam, excellent schools and the village centre. The house occupies a generous garden plot which is enclosed, relatively private and has a westerly aspect. Beyond is a double driveway and double garage.

Over more recent years the house has been significantly updated and refurbished by way of replacement bathrooms, of which there are three, two en-suite and a new kitchen fashionably arranged with numerous integrated appliances open plan to the living/dining conservatory. Overall, arranged over three floors there are three reception rooms, the aforementioned kitchen, utility and cloakroom/WC off the central hallway. The first floor provides three bedrooms, two en-suite bathrooms and on the second floor two further bedrooms and a bathroom.

### **DIRECTIONS**

SAT NAV WA13 0SN

### **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:- 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 = 217.7 sq m / 2344 sq ft

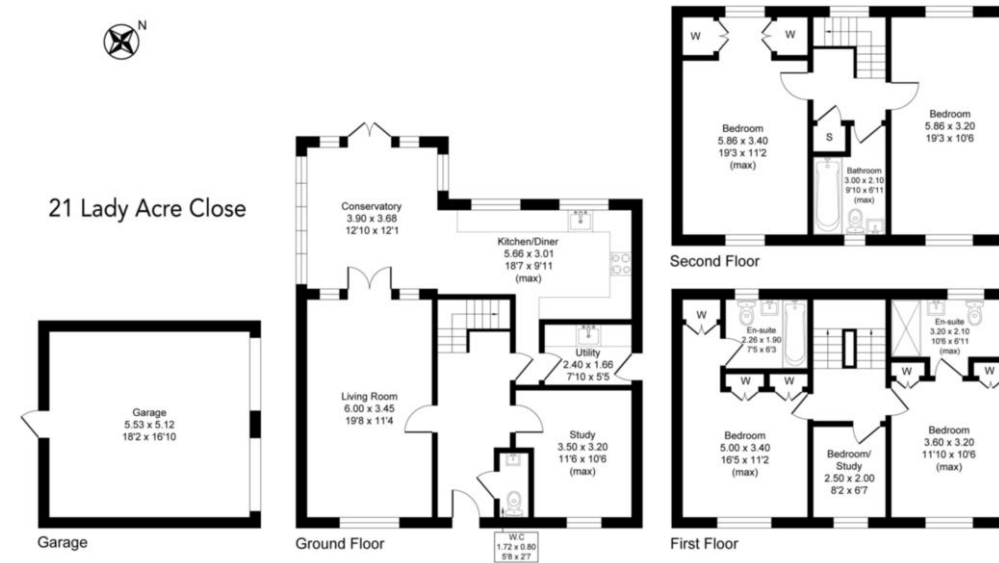


Illustration for identification purposes only, measurements are approximate, not to scale.

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## LYMM OFFICE

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