



**GASCOIGNE
HALMAN**

RUSHGREEN ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



RUSHGREEN ROAD, LYMM

£575,000

Completely unique and substantially extended four bedroom terraced property on Rushgreen Road, Lymm. Charmingly named "The Hobbit House"

Unique 4 bed extended cottage

Cosy Living Room & Office Space

Open plan living/ dining room with bi-fold doors

Modern bespoke shaker style kitchen

Convenient downstairs bedroom with recently re-fitted en suite bathroom

Upstairs two generous bedrooms and bathroom

Private enclosed rear garden with patio and lawned areas

EV charger on driveway



Gascoigne Halman are delighted to present this unique and heavily extended terraced property located on Rushgreen Road, Lymm. This breathtaking and completely out of the box property charmingly named "The Hobbit House" offers a blend of modern luxury and individual character throughout.

Upon entering, you are welcomed into a cosy living space, perfect for relaxing with family and friends. The bespoke shaker style kitchen fitted in 2023 is a standout feature, offering both a modern and functional space. Into the property extension, the open plan living room benefits from under floor heating and is joined by a glass roof seamlessly linking the old and the new! The open plan living room also features bi-fold doors, giving a real sense of indoor and outdoor living.

Convenience is key, additionally the property includes a downstairs bedroom/ office space, and recently fitted downstairs bathroom, catering to those who work from home or require a dedicated area for study. To the first floor the property offers two generous bedrooms alongside another family bathroom.

Situated on a substantial plot, the property offers a deceptively generous enclosed garden with a patio and lawn area, ideal for outdoor relaxation and al fresco dining. Additionally, the driveway provides parking space for two cars and EV charger, adding convenience to this beautiful home.

Priced at £575,000, this property presents a fantastic opportunity to own a completely unique property in the village of Lymm. Don't miss out on the chance to make this house your own. Contact us today to arrange a viewing and experience the charm of "The Hobbit House" for yourself.

DIRECTIONS

SAT NAV - WA13 9QN

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 - Band D

ENERGY PERFORMANCE RATING

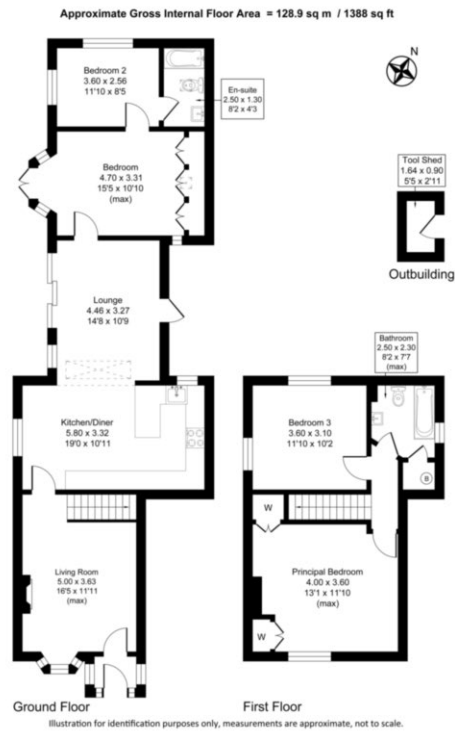
EPC - D

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.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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