



**GASCOIGNE  
HALMAN**

LADY ACRE CLOSE, LYMM

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THE AREAS LEADING ESTATE AGENT





## LADY ACRE CLOSE, LYMM

**£850,000**

Situated in the sought-after Lady Acre Close in Lymm, this impressive modern five bedroom, three bathroom detached house is now available for sale. Boasting a freehold tenure, this property offers a spacious family home on the doorstep of Lymm village.

5 bedroom detached property

2 generous reception rooms

Extended open plan kitchen/ dining room

Substantial entrance hallway & landing

Detached double garage with electric doors

Solar panels

Easy access to Lymm village

Easy access to M56 and M6 motorway network

Driveway for multiple cars



Upon entering, you are greeted by a substantial entrance hallway, leading to two generous reception rooms, perfect for entertaining guests or relaxing with family. The extended open plan kitchen is a focal point of the property, providing a fantastic contemporary space at the heart of the property. The downstairs accommodation also benefits from downstairs WC, utility room and study for added convenience.

To the first floor, the property has five good sized bedrooms, with both primary and secondary en-suite bathrooms in addition to the family bathroom. The landing features a bespoke chandelier, adding character, charm and a bright spacious feel to the impressive entrance hallway and landing at Lady Acre Close.

Outside, the property benefits from a good sized low maintenance garden, detached double garage, and a driveway for multiple cars, ensuring ample off road parking and storage options. The property roof also houses solar panels which were installed in December 2022. The solar panels are owned by the current owner and included in the purchase.

Priced at £850,000, this generous property offers a blend of modern construction and classic charm, making it a desirable choice for those seeking a high-quality lifestyle in the prime location of Lymm.

#### **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

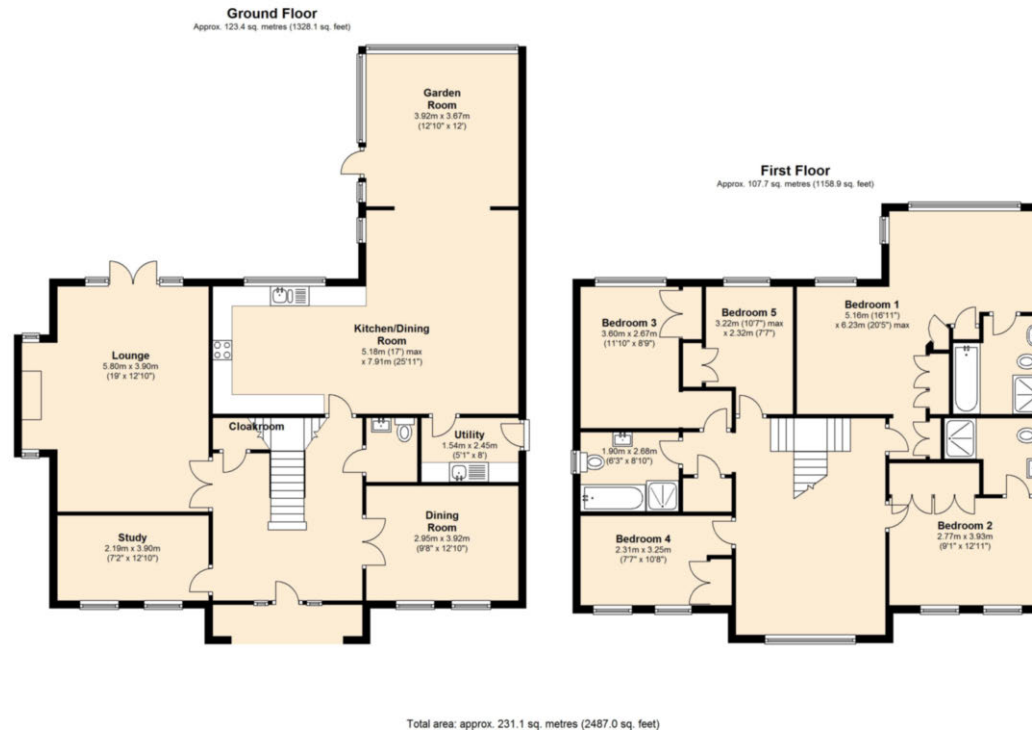
#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.





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## LYMM OFFICE

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