



**GASCOIGNE  
HALMAN**

CHAISE MEADOW, LYMM

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THE AREAS LEADING ESTATE AGENT





## CHAISE MEADOW, LYMM

**£615,000**

A well presented five bedroom executive detached family home, with fantastic open plan kitchen/diner extension, occupying an attractive position on a popular development. Chaise Meadow offers a fantastic opportunity to purchase a good sized family home with ample living space just a short distance from Lymm's village amenities.

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

Highly desirable and sought after, modern development

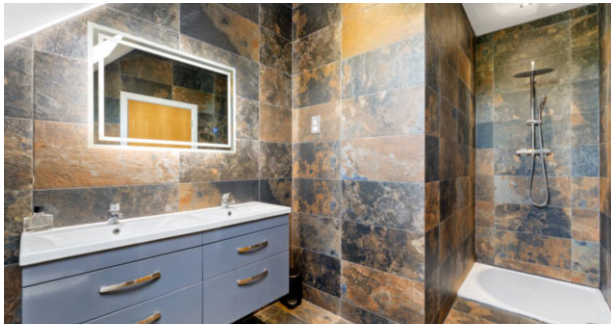
Close to excellent schools and Lymm village centre

Recently re-fitted bathrooms and new kitchen with appliances

Offered with no onward Chain!







This well presented property offers spacious and well proportioned accommodation throughout, featuring an entrance hallway, recently refurbished open plan kitchen/diner, incorporating Velux windows and bi-fold doors. In addition to the open plan kitchen is a separate livingroom, and downstairs WC, all finished to the highest of standards.

To the first floor, four good sized bedrooms and a family bathroom. The substantial second bedroom benefits from a walk in wardrobe and en-suite bathroom. The primary bedroom is on the second floor and features a beautiful en-suite shower room with bespoke floor to ceiling tiles, adding that extra touch of elegance and luxury.

Externally, the property features a private low-maintenance garden to the rear, and to the front a driveway for multiple cars, Chaise Meadow benefits from an integral garage providing extra convenience and storage.

Priced at £615,000, this property presents a fantastic opportunity to own a charming and well-maintained home in a desirable location. Don't miss out on the chance to make this property your own.

#### **DIRECTIONS**

SAT NAV WA13 9UP

#### **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**

Leasehold. £250 pa Subject to verification by Solicitors.

#### **LOCAL AUTHORITY**

Warrington Borough Council. Council Tax Band:- F

#### **MAINTENANCE CHARGES**

£150 p.a. (includes landscape, barriers, playgrounds maintenance, communal gardening).

#### **ENERGY PERFORMANCE RATING**

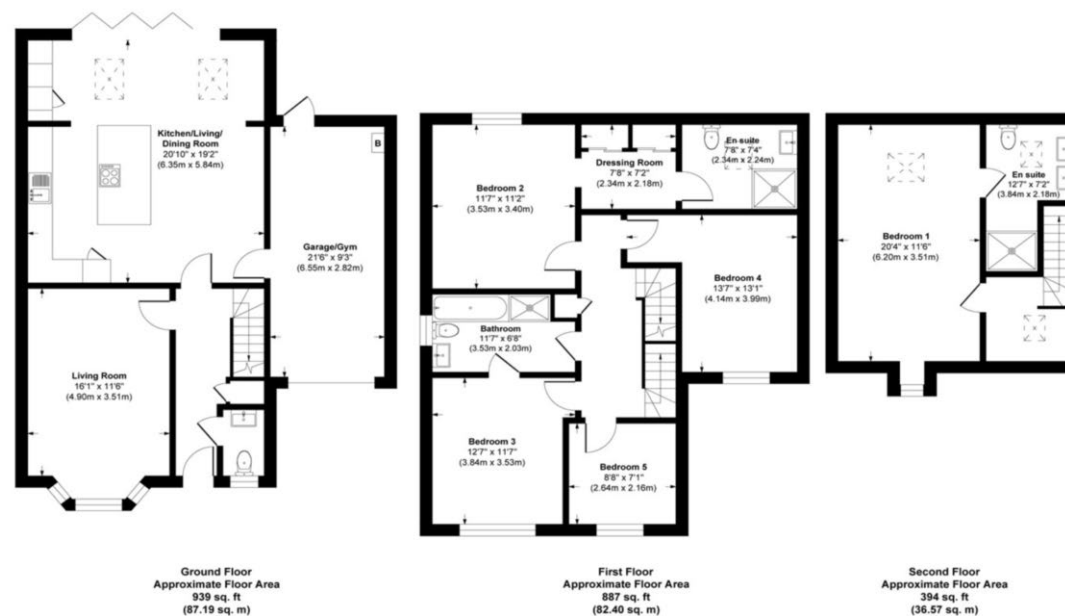
EPC RATING:- C

#### **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.



**Approx. Gross Internal Area 2219 sq. ft / 206.18 sq. meters**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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## LYMM OFFICE

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