



**GASCOIGNE
HALMAN**

CHERRY LANE, LYMM

THE AREAS LEADING ESTATE AGENT



CHERRY LANE, LYMM

£895,000

This beautifully extended semi-detached property skilfully combines original elegance with contemporary design. Situated on the desirable Cherry Lane in Lymm, this stunning Freehold property is now available for sale. This substantial four bedroom pre-war semi-detached property boasts a wealth of elegant features and modern conveniences throughout. Lovingly extended and refurbished by its current owners, the standard of finish is beautiful throughout, offering a fantastic opportunity to purchase a breathtaking property within touching distance from the charming Cheshire village of Lymm.





substantially extended pre war semi detached

four double bedrooms

luxury bespoke open plan kitchen with high end appliances

original features throughout

sitting room & dining room

utility room & garage

private enclosed garden and patio area

Garden summer house

driveway for multiple cars

finished to an extremely high standard throughout

CHERRY LANE, LYMM

DESCRIPTION

Spread across three floors, the property offers four spacious double bedrooms and three luxurious bathrooms, along with three inviting reception rooms including a cozy sitting room and a stylish dining room. The highlight of the home is the bespoke open plan kitchen/ Livingroom, complete with high-end appliances and presents a seamless flow to the ground floor living space, perfect for family life and entertaining.

The home features exquisite period details like high Victorian skirting, ornate coving, and a stunning stained glass front door. Additional amenities include a convenient utility room and a garage for extra storage. The garden, complete with period-style lighting, is perfect for outdoor dining and relaxation. You'll also enjoy a gym and home bar for entertaining, while the driveway offers ample parking for multiple cars.

Located just a short walk from Lymm Village, The Dam, and the Trans Pennine Trail, this home offers excellent access to scenic walks, boutique shops, and community living. Families will appreciate being near the highly regarded Cherry Tree Primary School.

Meticulously finished to an exceptionally high standard and priced at a competitive offers over £895,000, this heavily extended semi-detached house is ideal for those seeking a blend of classic elegance and contemporary comfort. Don't miss the opportunity to make this exquisite property your new home.

DIRECTIONS

SAT NAV WA13 0NU







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:- F

ENERGY PERFORMANCE RATING

EPC RATING:- tbc



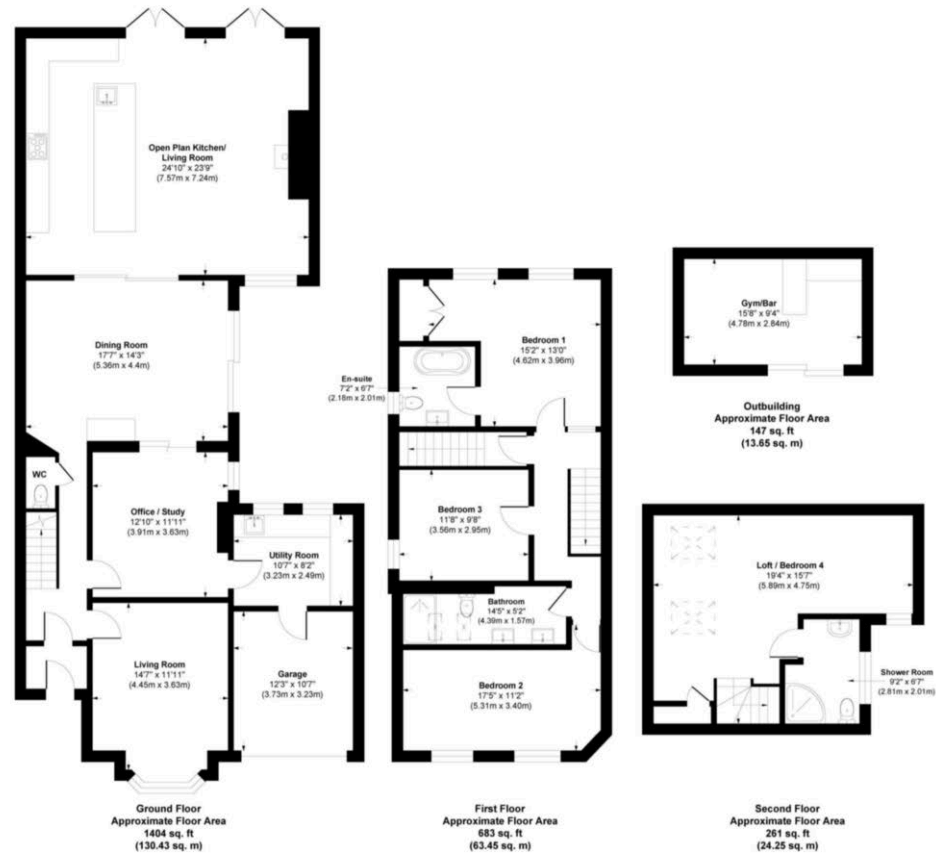
VIEWING

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.

UTILITY ROOM



Approx. Gross Internal Area 2495 sq. ft / 231.78 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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