



**GASCOIGNE
HALMAN**

HUNTS FIELD CLOSE, LYMM

THE AREAS LEADING ESTATE AGENT



HUNTS FIELD CLOSE, LYMM

Offers Over £925,000

Situated in the sought-after Hunts Field Close in Lymm, this impressive modern five bedroom, three bathroom detached property is now available for sale. Boasting a spacious living space with an impressive 2,706 square feet, this property offers a perfect blend of style and comfort for the entire family.





five bedroom detached property

open plan kitchen extension with
underfloor heating

three reception rooms

utility room

five bedrooms, two with en-suite
shower rooms

integrated double garage

well maintained garden with patio and
lawn area

driveway for multiple cars

Easy access to Lymm village amenities

open plan kitchen extension with
underfloor heating

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Upon entering, you are greeted by a welcoming entrance hallway with a beautiful feature staircase, leading to an open plan kitchen extension with underfloor heating, ideal for both family living and entertaining. The property also includes three well appointed reception rooms including a dining room, living room and separate sitting room/ office. Hunts Field Close also benefits from a fully fitted utility room and downstairs WC for added everyday convenience. To the first floor, five bedrooms with two bedrooms hosting en-suite shower rooms, alongside the separate family bathroom.

Additional highlights of this property include the substantial integrated double garage. Externally, the property offers a well-maintained garden with a perfectly paved patio alongside a good sized lawn area, with fully stocked borders, providing a peaceful outdoor retreat.

Conveniently located with easy access to Lymm village amenities, this property offers a premium lifestyle for discerning buyers. Priced at £925,000, this is a rare opportunity to own a stunning family home in a desirable location. Please contact Gascoigne Halman, Lymm today to arrange your viewing appointment.

DIRECTIONS

SAT NAV WA13 0SS

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:- tbc



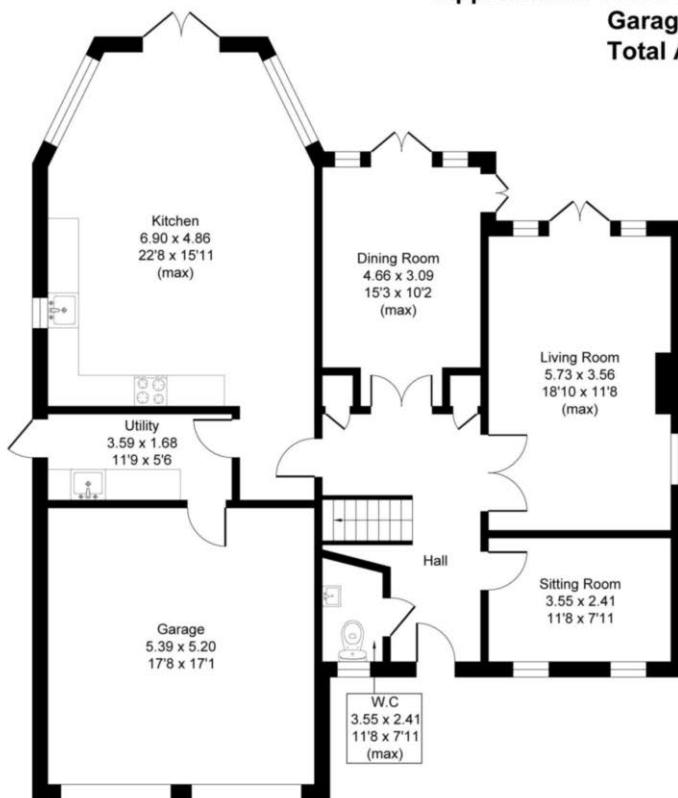
VIEWING

Viewing strictly by appointment through the Agents.

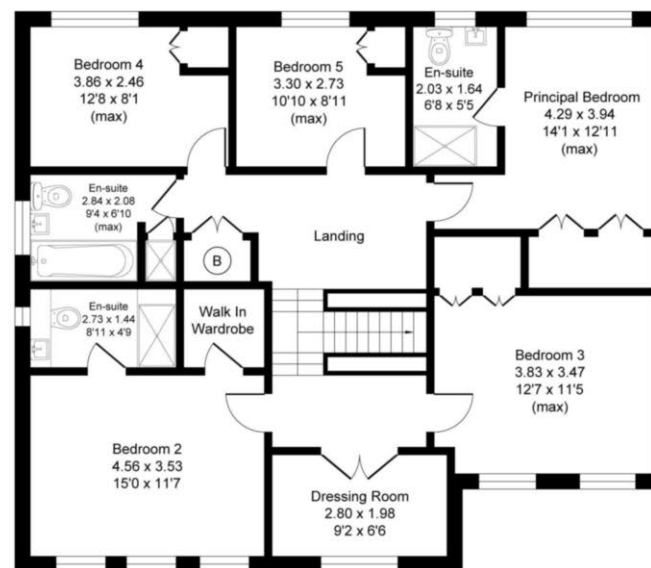
SERVICES (NOT TESTED)

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

Approximate Gross Internal Floor Area = 223.3 sq m / 2404 sq ft
 Garage Area = 28.0 sq m / 302 sq ft
 Total Area = 251.3 sq m / 2706 sq ft



Ground Floor



First Floor

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

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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