



**GASCOIGNE
HALMAN**

LADY ACRE CLOSE, LYMM, WA13 0SR

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £795,000

Occupying a private position on the edge of the highly regarded Lady Acre estate in Lymm, this impressive modern four bedroom detached residence offers spacious, versatile accommodation arranged over three well planned floors. Designed with contemporary family living in mind, the property combines generous proportions with a high level of natural light throughout the property.

DESCRIPTION

The ground floor is centred around a substantial open plan kitchen and dining area, fitted with a feature range cooker and providing an ideal space for both everyday living and entertaining. This flows seamlessly into a large sun room overlooking the private landscaped garden, while a spacious living room offers a more formal setting for relaxation. A separate fitted office or study provides an ideal work from home environment, complemented by a convenient downstairs WC.

To the first floor are three well proportioned double bedrooms, including a generous primary bedroom with its own en-suite, together with a stylish modern family bathroom. The second floor hosts a further substantial double bedroom, benefitting from a private en-suite shower room, making it ideal as a guest suite or alternative primary bedroom.

Externally, the property enjoys beautifully arranged and private outdoor space, featuring multiple garden seating areas ideal alongside a well maintained lawn. A detached double garage is complemented by a generous driveway providing off road parking for multiple vehicles, completing this superb family home in a desirable and private Lymm location.

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: Band G

ENERGY PERFORMANCE RATING

EPC: 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.



TOTAL: 1947 sq. ft
Ground floor: 877 sq. ft, 1st floor: 703 sq. ft, 2nd floor: 367 sq. ft.
EXCLUDED AREAS: GARAGE: 289 sq. ft, UTILITY: 41 sq. ft, FIREPLACE: 7 sq. ft,
LOW CEILING: 52 sq. ft, WALLS: 215 sq. ft

Floor Plan Created By CalcArea App. Measurements Deemed Highly Reliable But Not Guaranteed.

LYMM OFFICE

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