



11 Brook Road, Lymm, WA13 9AH

£1,200,000





## 11 Brook Road, Lymm, WA13 9AH

£1,200,000

An impressive, unique, 5 bedroomed Edwardian semi-detached property located on a desirable road, that has been completely renovated and has the most outstanding contemporary double storey extension to the rear. Backing onto the trans penine trail, and a short walk into Lymm Village this truly is the ultimate family home.

The attention to detail, design and build quality is clear to see in every aspect, the stylish interior runs throughout the home, from the imposing front entrance with original stained glass features, to the cosy living room with fireplace, through to the exceptional mezzanine floor that provides a sitting room area with log burning fire that overlooks the bespoke, handmade fitted kitchen and beautiful open plan living / dining / family room which is flooded with natural light from the double height ceilings and windows. Crittall doors separate a further sitting room come games room, there is an additional space currently used as an office, and a handy utility room and WC.

The first floor provides 4 great sized bedrooms, one with ensuite shower room and a family bathroom with dual wash basins and a free-standing bath. The second floor takes you into the impressive loft conversion, where you will find the master bedroom, with exposed brick work and bespoke fitted wardrobes, a dressing area and bathroom with a further free standing bath.

Externally the property has a large, private, sunny rear garden, with open views and both lawned and patio areas. To the front there is a paved driveway providing parking for multiple cars. This truly is the most fabulous home, the interior design is second to none and could be straight out of a glossy magazine, viewing is a must to appreciate the quality feel and contemporary space this home provides.

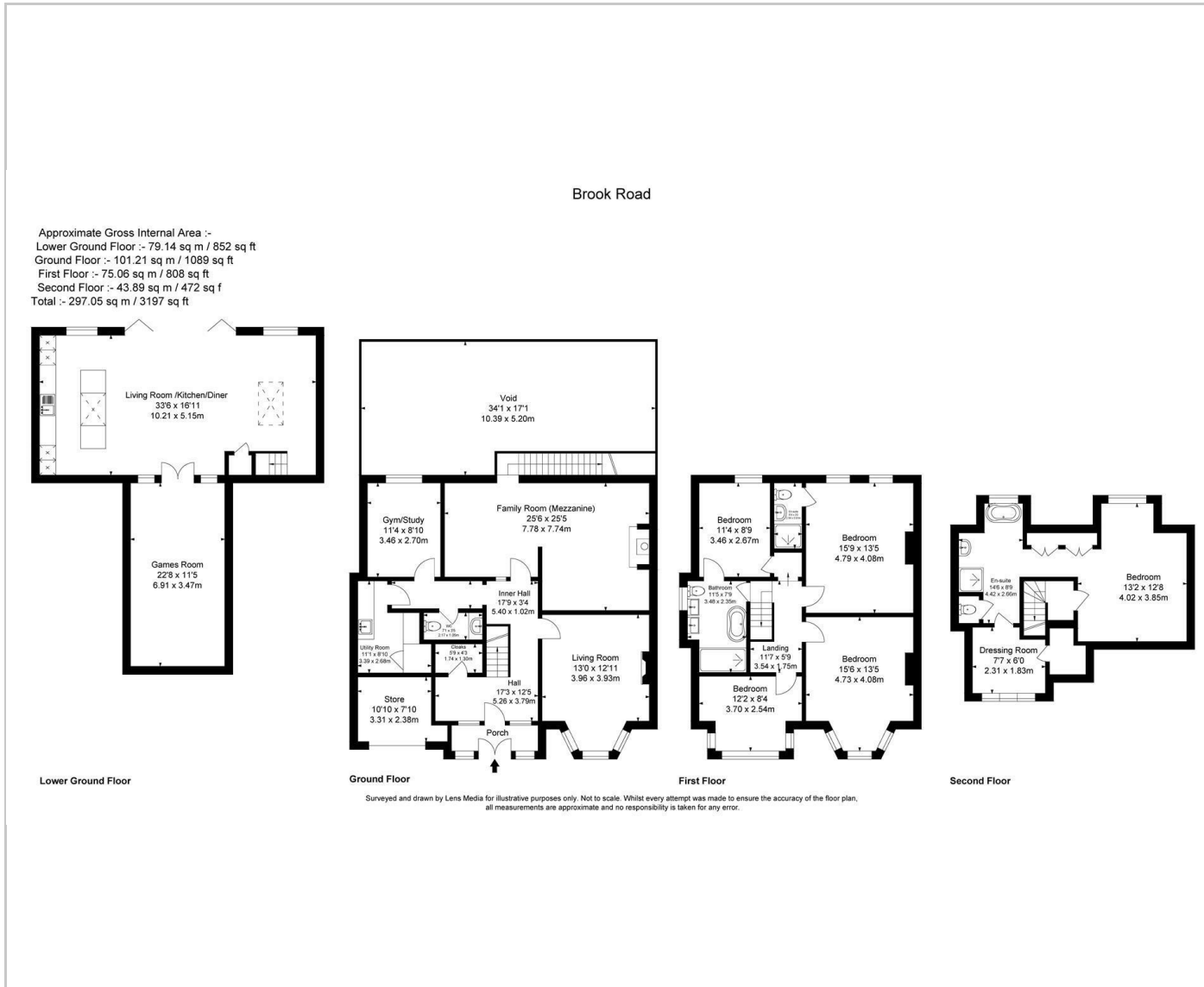


## Description



null  
Council Tax Band: F  
Available:

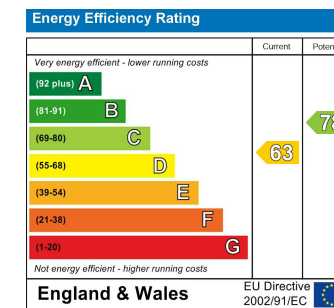
# Floor Plans



# Area Map



# Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.