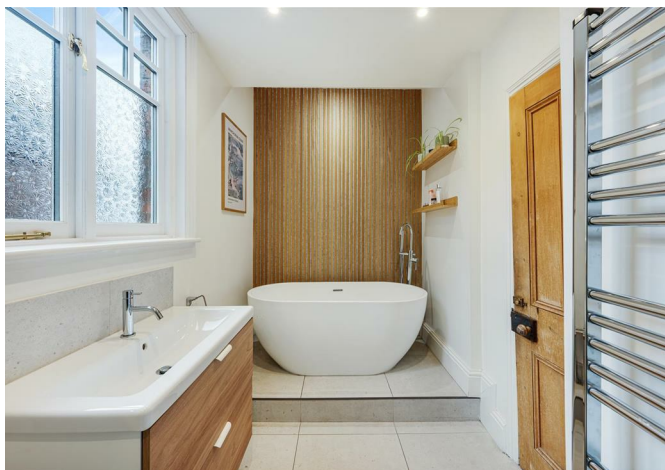




8 Brook Road, Lymm, Cheshire, WA13 9AH

£895,000



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Situated on the highly sought-after Brook Road in Lymm, this stunning period property offers a perfect blend of modern living and historical charm. With five spacious double bedrooms, master with dressing area and ensuite, a family bathroom with walk in shower and free standing bath, this house is ideal for families seeking comfort and style.

As you enter, you are greeted by three elegant reception rooms, each designed to create a warm and inviting atmosphere. The heart of the home is the beautifully renovated open-plan kitchen and dining area, which seamlessly flows into a generous rear garden. This outdoor space is not overlooked, providing a private sanctuary for relaxation and entertaining.

The location is truly exceptional, situated within a short walking distance to Lymm Village. Here, you will find a delightful array of bars, restaurants, and shops, making it easy to enjoy the vibrant local community, also within easy walking distance of local schools, The Bridgewater Canal and The Trans Pennine Trail.

This property has been stylishly renovated, ensuring that while it boasts modern conveniences, it still retains the character and charm of its past, high ceilings, deep skirting boards and stained glass. If you are looking for a home that combines elegance, space, and a prime location, this property on Brook Road is not to be missed.

Description

Key Features:

Five Spacious Bedrooms

The generously proportioned bedrooms include a luxurious master suite with a dressing area and contemporary en-suite shower room.

Stylish Family Bathroom

Featuring a walk-in shower and a freestanding bathtub, designed with both functionality and luxury in mind.

Three Versatile Reception Spaces

A cosy living room, a second reception room currently used as a playroom (ideal as a home office or formal dining room), and a stunning open-plan kitchen/diner.

Contemporary Kitchen Diner

At the heart of the home is the modern kitchen, complete with a central island, quality fittings, and bi-fold doors opening onto the private rear garden—ideal for entertaining and family living.

Private Garden

A good-sized, non-overlooked rear garden offering excellent outdoor space for relaxation and play.

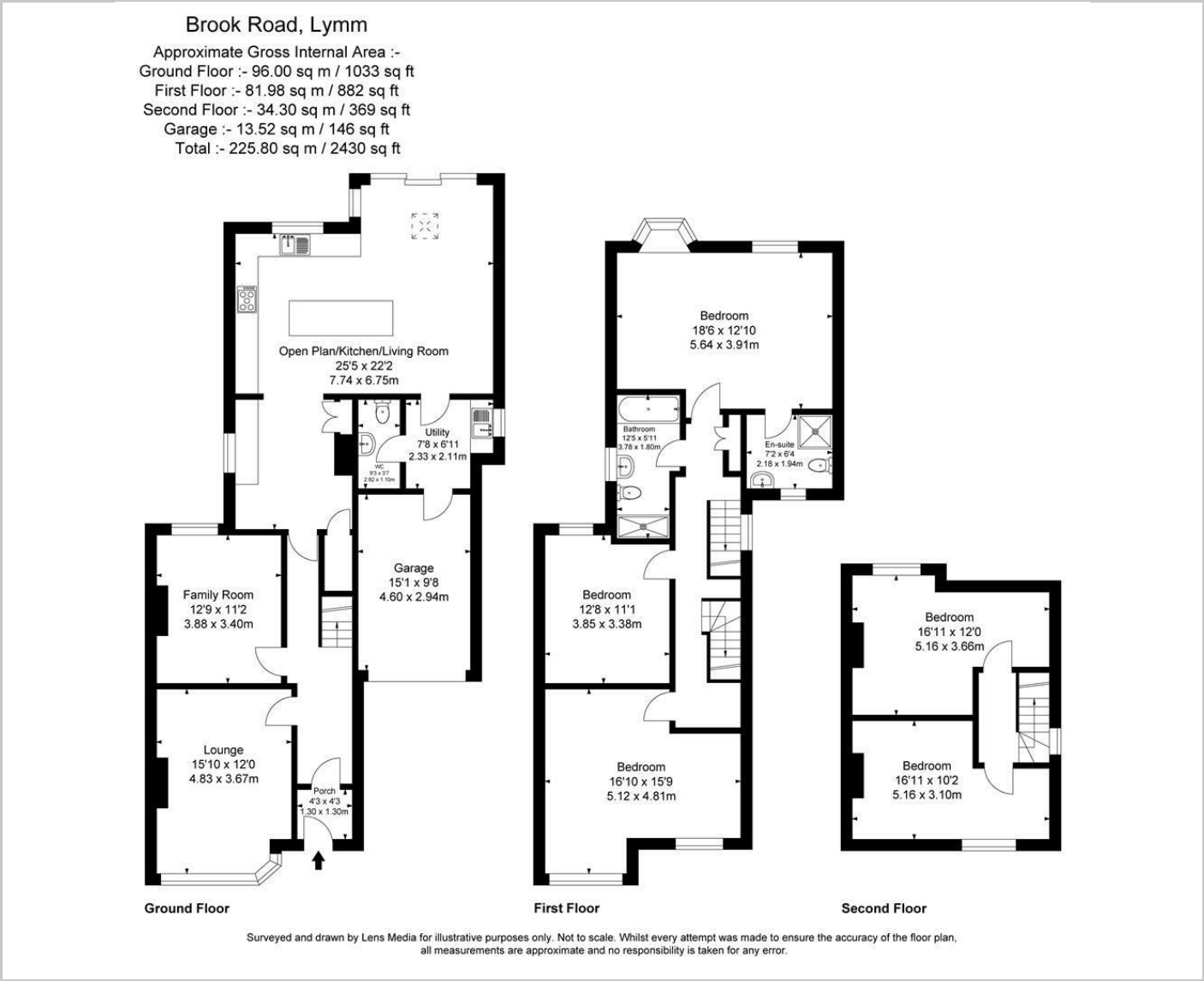
Integral Garage & Utility Area

Providing valuable storage, a practical utility area, and a downstairs WC.



Council Tax Band: F

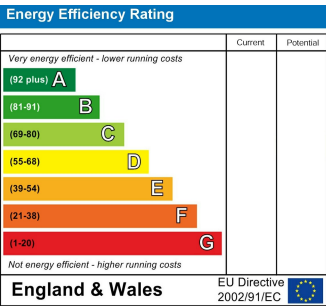
Floor Plans



Area Map



Energy Performance Graph



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