Chaise Meadow, Lymm

Lymm

Offers Over **£595,000**

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Chaise Meadow

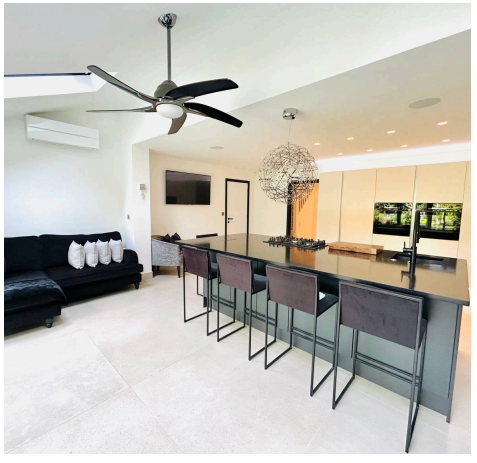
Lymm

Presenting an exceptional five bedroom detached property that seamlessly blends contemporary luxury with practical family living.

This superb family home boasts a newly installed, spacious living kitchen diner, designed to be the heart of the home and equipped with smart home features and air conditioning for effortless modern living. The kitchen is beautifully appointed, with sliding glass doors that open directly onto the garden, flooding the space with natural light and providing an ideal setting for entertaining or relaxed family meals. A separate lounge offers a tranquil retreat, perfect for unwinding or hosting guests.

Each of the five bedrooms is generously proportioned, with the principal suite benefiting from a private dressing room and a newly fitted and stylish ensuite shower room. Additional conveniences include a brand new downstairs WC located off the welcoming hallway and an integral garage that provides secure parking and ample storage space.

Step outside to discover a private and enclosed rear garden which offers plenty of outside space. The outdoor area is easily accessible from the kitchen with feature sliding glass doors, allowing for a seamless indoor-outdoor lifestyle and making it effortless to entertain family and friends. This outstanding property combines elegant interiors with a superb setting, offering the ultimate in comfort, security, and convenience. Arrange your viewing today and experience the exceptional lifestyle this property has to offer.



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Lymm

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 Trans Pennine 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.

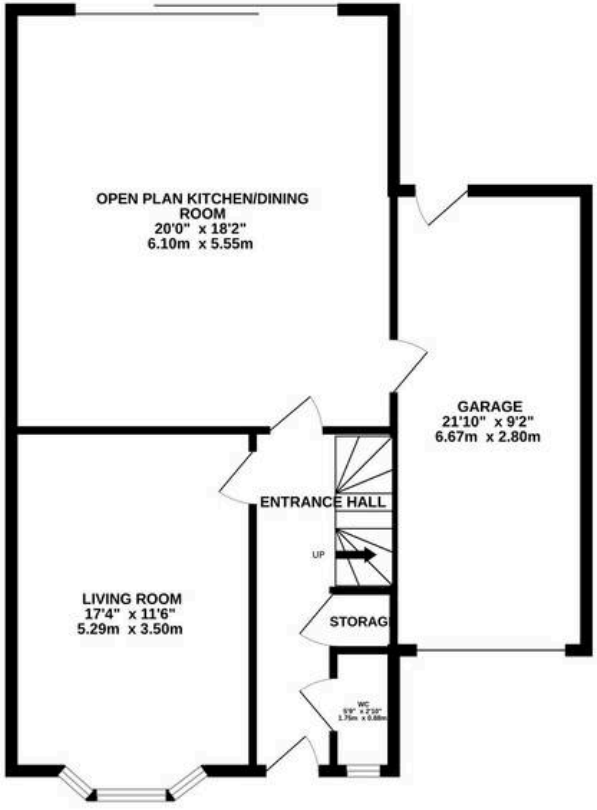
Council Tax band: F

Tenure: Leasehold

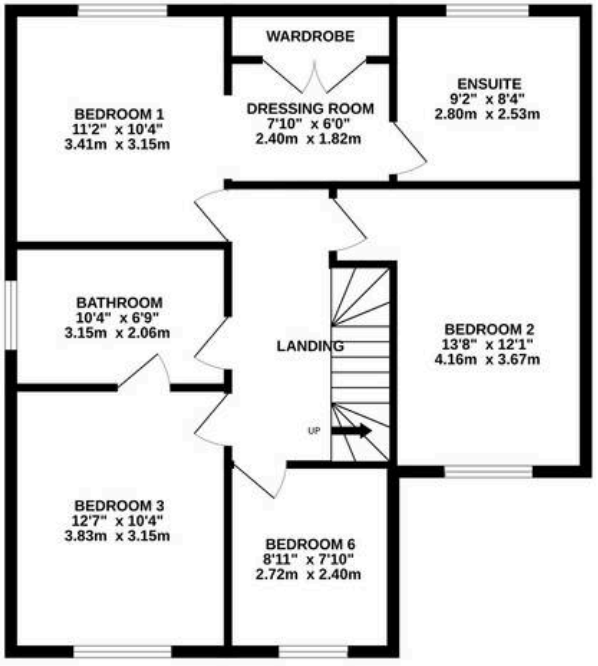
EPC Energy Efficiency Rating: C

SAT NAV: WA13 9UP

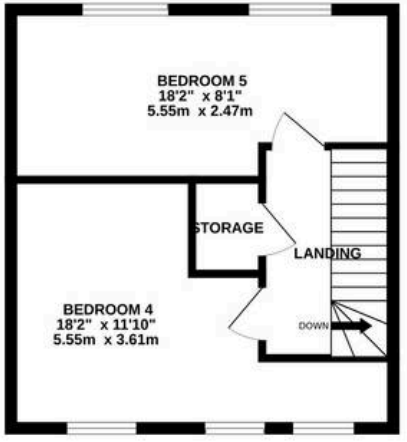
GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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