



Manor Road

Lymm

£595,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

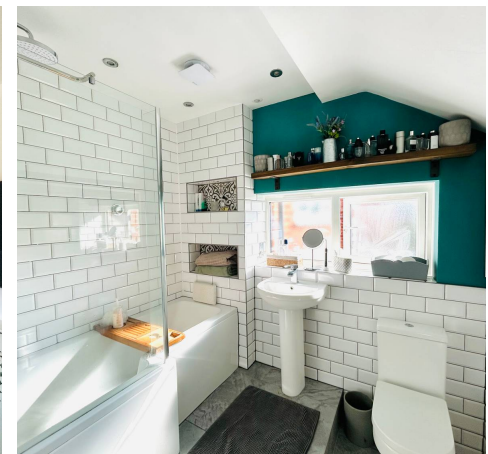
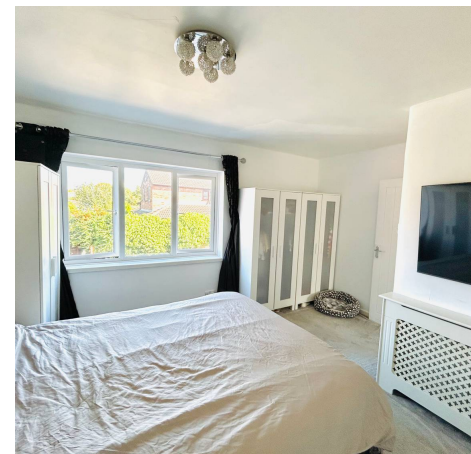
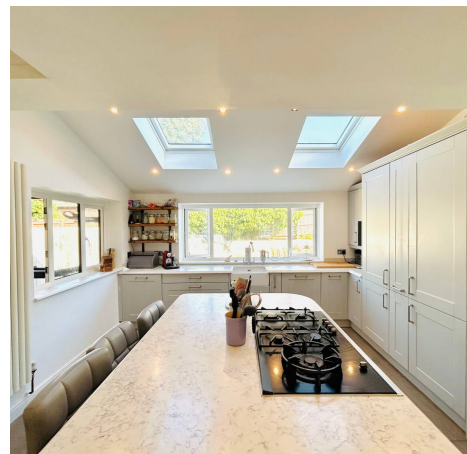
Manor Road

Lymm

This four bedroom semi-detached property is located in one of Lymm's most popular and sought after locations, close enough to walk into Lymm village, while being positioned in a quiet cul-de-sac location. The property welcomes you into a thoughtfully designed interior where space and light are maximised. At the heart of the home is a spacious open plan living kitchen dining area, configured to offer versatile living space for relaxing, entertaining and family meals. The modern kitchen features premium fittings and generous worktop space, seamlessly connecting to the dining and living areas to create a sociable hub ideal for gatherings. A dedicated utility room adds valuable practicality and added convenience.

Upstairs, three well proportioned bedrooms each benefit from ample natural light and flexible layouts to suit your needs. The stylish family bathroom offers a shower over the bath for added convenience. The upstairs accommodation also features a walk through office room, which could be utilised as an additional fourth bedroom if required, and has the potential to be converted into a master dressing room to further enhance the quality and versatility that Manor Road has to offer.

The private rear garden has a spacious tile paved patio and provides an opportunity for a buyer to add their own stamp on the property. With driveway parking for multiple cars, you can enjoy the everyday benefit of private off road parking. The property's enviable position places you within easy walking distance of the charming shops, cafes, and essential amenities of Lymm village. Renowned local schools and excellent transport links are also close by, ensuring a seamless blend of lifestyle and practicality for growing families or those seeking a vibrant community atmosphere.



Manor Road

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.

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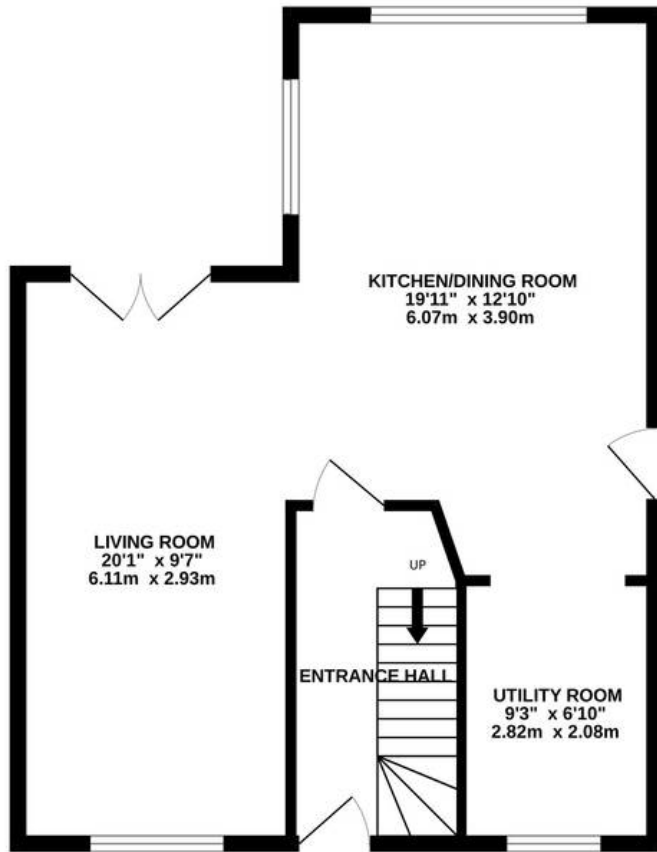
Council Tax band: D

Tenure: Freehold

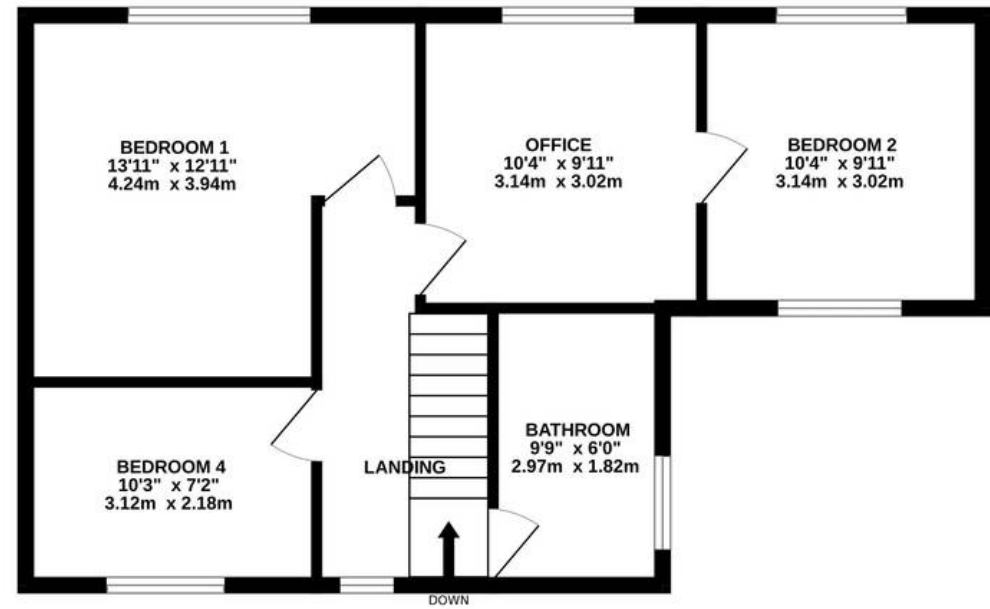
EPC Energy Efficiency Rating: C



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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