



The Drive

Lymm

Offers Over £625,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

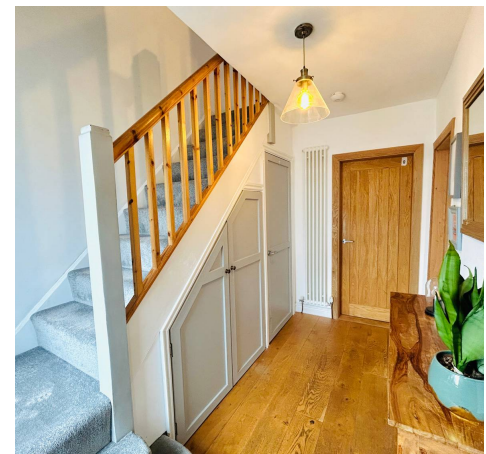
The Drive

Lymm

This deceptively spacious and beautifully extended four bedroom semi-detached property offers a harmonious blend of elegant design and modern functionality, creating a sophisticated family home in a sought after semi-rural village location. The property welcomes you with a bright and spacious entrance hall, leading to a versatile ground floor layout that adapts effortlessly to contemporary lifestyles. A dedicated office space provides the perfect environment for remote working or study, while the downstairs bedroom offers flexibility for guests or multi-generational living.

The heart of the home is the impressive open plan kitchen and dining room, expertly extended to provide an exceptional space for entertaining and everyday living. Expansive sliding glass doors frame the open views of the garden and fields beyond, inviting natural light and seamlessly connecting indoors and outdoors. A well-appointed utility room and a stylish downstairs WC add further convenience, while the first floor hosts three well proportioned bedrooms and a luxurious family bathroom with freestanding bath and separate shower, ensuring comfort and privacy for all.

Outside, the property boasts an inviting rear garden, thoughtfully landscaped to create a tranquil retreat for relaxation and recreation. The generous decked patio area is ideal for outdoor dining or summer gatherings, surrounded by mature planting that offers both beauty and privacy. The lawned garden provides ample space for children to play or for keen gardeners to cultivate. The front of the house features off-street parking for two cars. This is a rare opportunity to secure a premium family residence with outstanding flexible accommodation and superb outdoor space.



11 The Drive

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: E

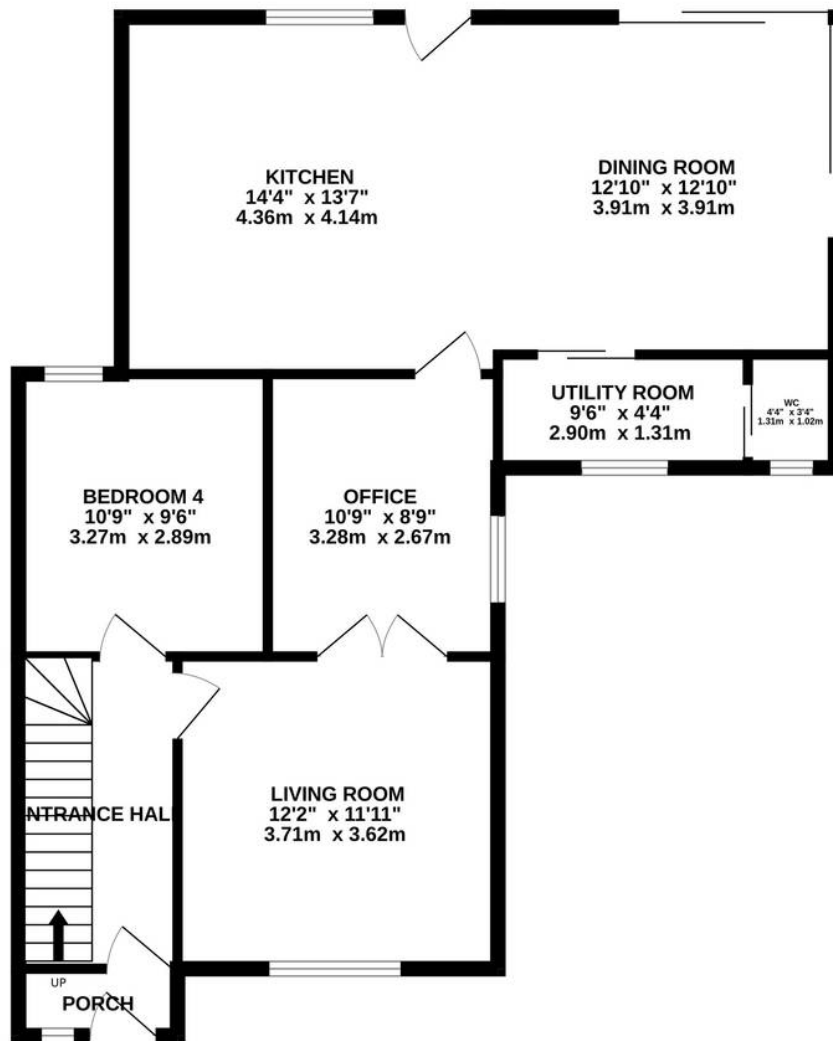
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

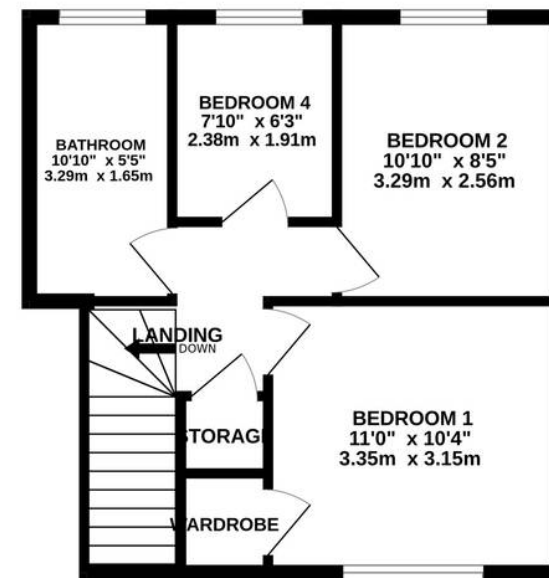
SAT NAV: WA13 0SF



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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