



Chaise Meadow, Lymm

Lymm

Offers Over £500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



83 Chaise Meadow

Lymm

Council Tax band: E

Tenure: Leasehold

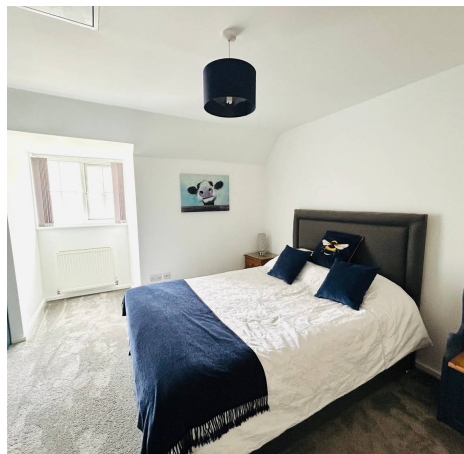
EPC Energy Efficiency Rating: C

- Spacious open plan living/dining room
- Four good sized bedrooms
- Master bedroom with ensuite bathroom
- Secure, low maintenance and private garden
- Driveway & garage providing ample off road parking

This impressive extended four bedroom semi-detached property offers an exceptional standard of modern living and has been lovingly maintained by the current owner, thoughtfully designed with both space and practicality in mind.

Upon entering, you are greeted by a spacious entrance hallway that leads to a substantially extended living room, beautifully illuminated by feature skylights that creates a bright and welcoming atmosphere. The heart of the home is a high specification, fully integrated modern kitchen, complete with contemporary appliances and sleek cabinetry. Adjacent to the kitchen is a separate utility room, offering additional convenience and storage, while a downstairs WC adds further practicality.

Upstairs, the well proportioned layout continues with three generous bedrooms and a stylish family bathroom on the first floor, all finished to a high standard with quality fittings and neutral décor that enhances the sense of space and light. The second floor is dedicated to an impressive master suite, featuring a spacious shower room and ample built-in storage.



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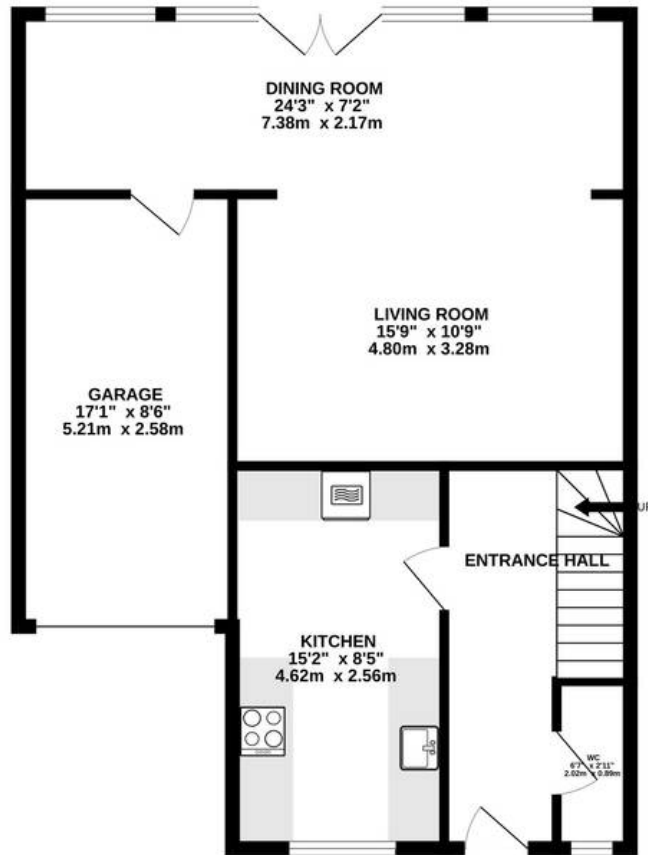
Throughout the property, attention to detail is evident in every aspect, from the carefully chosen materials to the thoughtful layout that maximises both functionality and aesthetic appeal. The private and enclosed garden offers a tranquil setting for outdoor relaxation and entertaining, providing safe and private space. The property also benefits from an integrated garage, providing secure parking and valuable extra space for storage.

This outstanding family home combines generous proportions with a modern, high quality finish, making it the ideal choice for those seeking a property that is ready to move into and enjoy. Located in a desirable residential area, with convenient access to local amenities, schools, and transport links, this home offers a superb lifestyle opportunity for discerning buyers. Arrange your viewing today to fully appreciate the quality, space, and versatility this exceptional property has to offer.

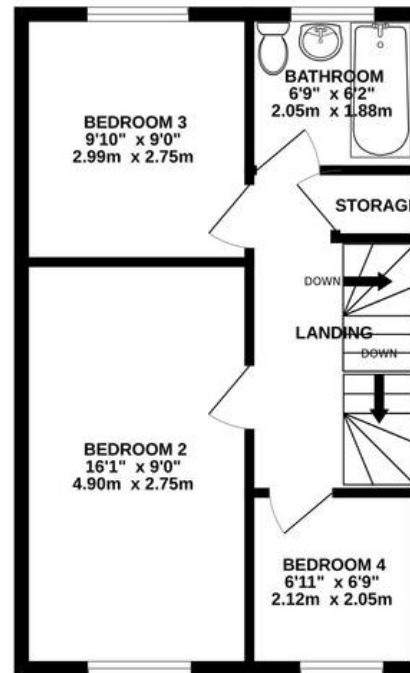
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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.



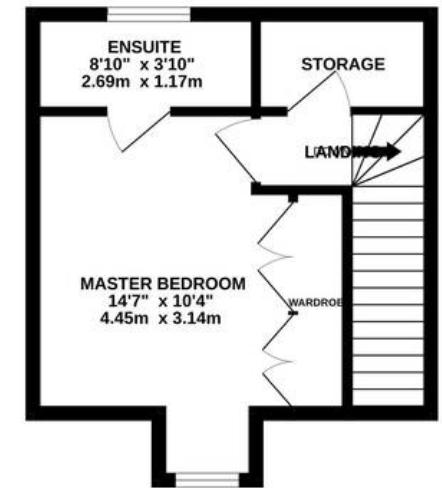
GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.4 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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