



**GASCOIGNE  
HALMAN**

ASHCROFT ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT



## ASHCROFT ROAD, LYMM

### Offers over £525,000

Substantially extended four bedroom semi-detached offering 1,840 sqft of exceptionally finished living space, within a short distance from Lymm High School and Oughtrington Primary School.

Bespoke open plan kitchen/ dining room

Expansive living room with feature log burner.

Office room, utility & downstairs WC for added convenience

Four generous bedrooms

Low maintenance garden with summerhouse

Luxury four piece family bathroom with bespoke fittings

Driveway for multiple cars



## DESCRIPTION

The accommodation throughout is finished and maintained to the highest of standards and has been fully renovated throughout by the current owners. This exceptional property features a bespoke open plan kitchen and dining room, ideal for modern entertaining, alongside an expansive living room complete with a feature log burner, creating a warm and inviting atmosphere. Additionally, there is a dedicated office room, utility area, and a convenient downstairs WC, enhancing the functionality of this large family home.

Upstairs, you will find four generous double bedrooms complemented by a luxury four piece family bathroom fitted with bespoke fixtures and fittings. The property also benefits from a low maintenance enclosed and extremely private garden to the rear with a large summerhouse/ garden room and patio area, perfect for outdoor relaxation and entertaining.

Externally, the property offers a driveway with ample parking for multiple vehicles. Its location is particularly advantageous, being within a short distance of Lymm High School and Oughtrington Primary School, making it an excellent choice for families.

Offered for sale with a guide price of offers over £525,000 and held on a freehold basis, this immaculate property presents a rare opportunity to acquire a beautifully appointed and spacious property in a sought-after location. Early viewing is highly recommended to fully appreciate the quality of property on offer.

## DIRECTIONS

SAT NAV: WA13 9HX

## LOCATION

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 TransPennine 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.

## TENURE

Freehold

## LOCAL AUTHORITY

Warrington Borough Council: Tax Band C

## ENERGY PERFORMANCE RATING

EPC: C

## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

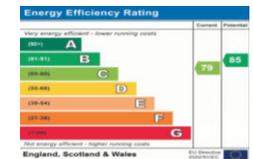
Services have not been tested and you are advised to make your own enquiries and/or inspections.



**TOTAL: 171 m<sup>2</sup>**  
 Ground floor: 100 m<sup>2</sup>, 1st floor: 71 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 15 m<sup>2</sup>, PATIO: 14 m<sup>2</sup>, PATIO: 28 m<sup>2</sup>,  
 UTILITY: 5 m<sup>2</sup>, WALLS: 16 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## LYMM OFFICE

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