



5 Brook House Court Lakeside Road, Lymm

Lymm

Guide Price £750,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Lymm

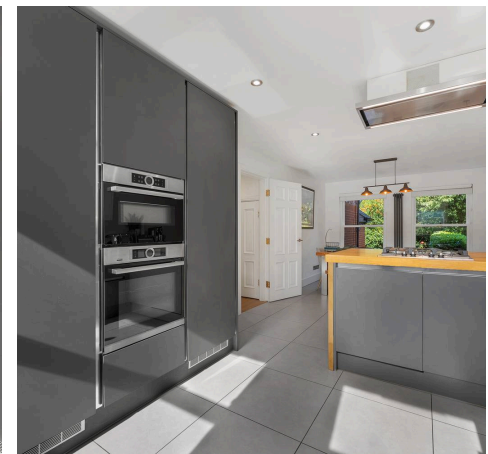
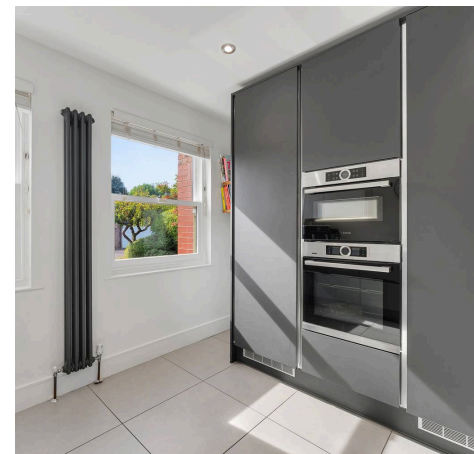
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large modern five-bedroom, three-bathroom end townhouse
- One of just seven individually designed homes within an exclusive private development
- Sought-after location off Lakeside Road
- Deceptively spacious, with accommodation arranged over three split level floors
- Three reception rooms, including a living room with contemporary media wall & inset fire
- Versatile ground floor with studio office, family room & separate bathroom
- Modern open plan dining kitchen with integrated appliances & separate utility room
- Primary bedroom with fitted wardrobes and en-suite shower room
- Integral garage and driveway parking
- Short walk from Lymm Village & Lymm Dam



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Situated within the exclusive private development of Brook House Court, at the entrance to Lakeside Road, this substantial modern end townhouse offers generous five-bedroom accommodation in a particularly convenient Lymm location.

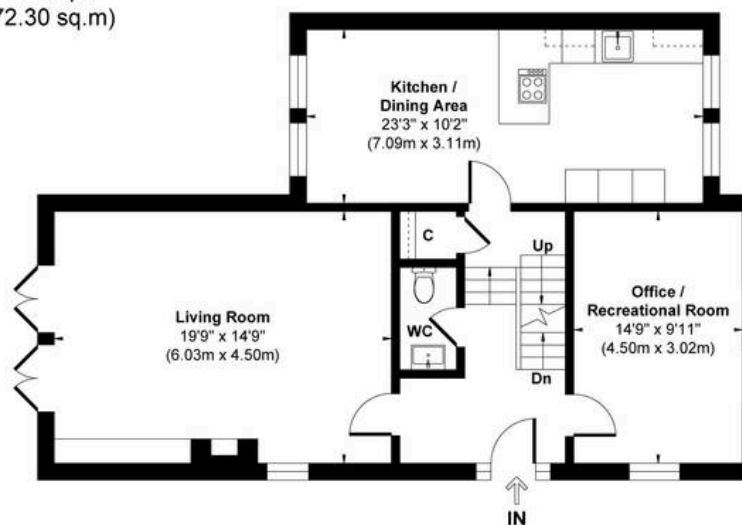
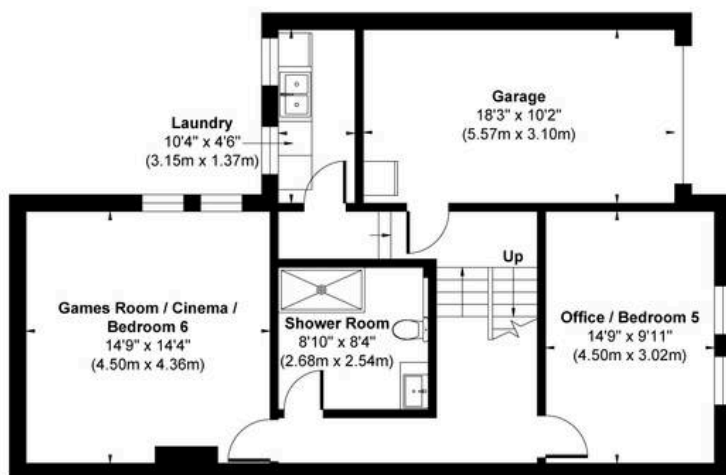
One of only seven individually designed homes within the development, the property combines the advantages of a private residential setting with excellent access to the village. Lymm Village and Lymm Dam are both just a few minutes' walk away, placing local shops, restaurants, amenities and attractive countryside within easy reach.

Deceptively spacious, the property is much larger than it initially appears. The well-proportioned accommodation is arranged over three split-level floors, creating a unique and individual home combining period-style character with modern conveniences.

Freehold. Council Tax Band G. Guide Price £749,999. Internal viewing is highly recommended to fully appreciate the space on 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 retain its village atmosphere and sense of community.





Approx. Gross Internal Floor Area 2466 sq. ft / 229.18 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any errors, omission, miss-statement or use of data show.

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