



**GASCOIGNE  
HALMAN**

BRIDGE CLOSE, LYMM

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THE AREAS LEADING ESTATE AGENT



## BRIDGE CLOSE, LYMM

### Offers Over £750,000

Situated in the desirable Bridge Close, Lymm, this bespoke three bedroom detached property offers a superb blend of contemporary living and thoughtful design. Presented to an exceptional standard throughout, the property has been extensively refurbished to provide a luxurious and comfortable family home.

Bespoke three bedroom link-detached

Luxury open plan kitchen/ dining room

Master bedroom with dressing room & shower room

Refurbished to a high standard throughout

Converted garage into office room

Close proximity to excellent local schools



## DESCRIPTION

The accommodation comprises a spacious living room, a luxury open plan kitchen and dining area, ideal for both everyday living and entertaining. A converted garage has been thoughtfully transformed into a versatile office space, catering perfectly to modern working needs. The property also benefits from a fitted utility room and downstairs WC for added convenience.

The master bedroom benefits from a stylish dressing room and an en-suite shower room, while two further well proportioned bedrooms and a modern family bathroom complete the upstairs accommodation. Externally, the property enjoys a private and sunny enclosed garden, providing a peaceful outdoor retreat, alongside a driveway to the front for multiple vehicles.

Located within extremely close proximity to both Oughtrington Primary School and Lymm High School, this freehold property is perfectly positioned for families seeking quality education and convenient access to local amenities.

Offered with a guide price of offers over £750,000, this exceptional home represents a rare opportunity to acquire a beautifully presented residence in a sought-after location. Early viewing is highly recommended.

## DIRECTIONS

SAT NAV: WA13 9JE

## 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 E

## ENERGY PERFORMANCE RATING

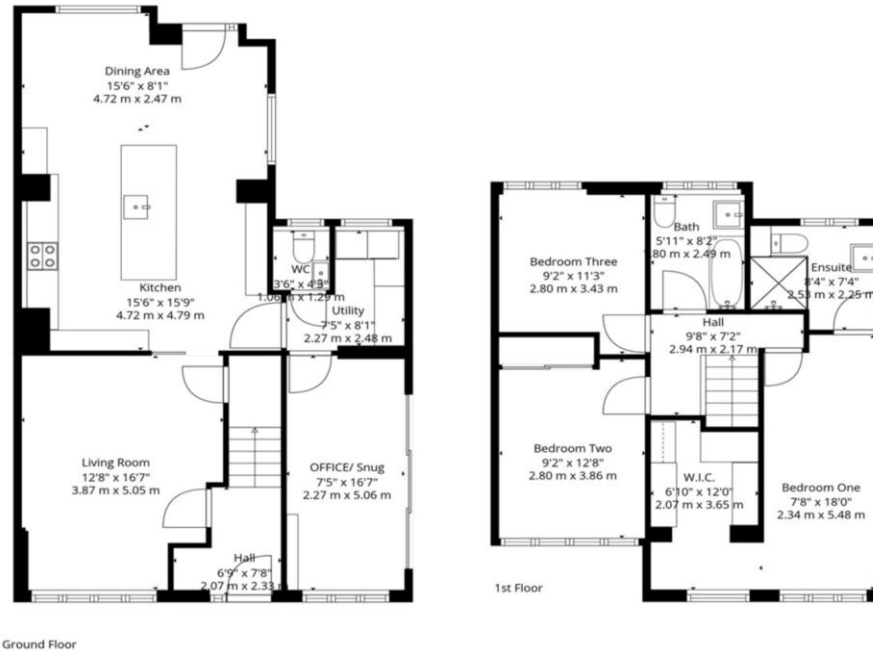
EPC: TBC

## VIEWINGS

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: 1429 sq. Ft, 132 m2**  
 Ground Floor: 801 sq. Ft, 74 M2, 1st Floor: 628 sq. Ft, 58 m2  
 Excluded Areas: Utility: 49 sq. Ft, 5 M2, Walls: 126 sq. Ft, 12 m2

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## LYMM OFFICE

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