



**GASCOIGNE  
HALMAN**

BROOK HOUSE COURT, LAKESIDE ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT





## BROOK HOUSE COURT, LAKESIDE ROAD, LYMM

**Asking Price £750,000**

Situated on the prestigious Brook House Court development on Lakeside Road, Lymm, this beautifully presented five bedroom property offers an exceptional opportunity to acquire a spacious family home within a select development of just seven individually designed properties. Set over three storeys, the property combines contemporary living with thoughtful design and high quality finishes throughout.

Beautifully presented five bedroom, three storey property

Sauna room in downstairs bathroom

Mature well stocked lawned garden to the rear

Fully enclosed Courtyard to the front

Double Garage and allocated parking

Select development of just seven individually designed properties







## DESCRIPTION

Internally, the accommodation living space is extremely spacious throughout and comprises two substantial sized reception rooms, providing versatile living and entertaining spaces, alongside a good sized dining kitchen that serves as the heart of the home. The master bedroom benefits from an en suite shower room, while the additional four bedrooms are well proportioned to accommodate family and guests comfortably.

A standout feature is the downstairs bathroom, which includes a luxurious sauna room, enhancing the property's appeal as a relaxing retreat. Externally, the property has a well stocked lawned garden to the rear and is also complemented by a fully enclosed courtyard to the front, offering a private and tranquil outdoor space, ensuring both security and privacy.

Additional benefits include a double garage and allocated parking, providing ample space for vehicles and storage. Conveniently located within walking distance of Lymm Village and the scenic Lymm Dam, this freehold property is ideally positioned for those seeking a blend of village charm and modern convenience.

Offered with a guide price of £750,000, this exceptional home represents a rare opportunity to acquire a quality property in one of Lymm's most sought-after locations. Early viewing is highly recommended.

## DIRECTIONS

SAT NAV: WA13 0GR

## 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: Band G

## ENERGY PERFORMANCE RATING

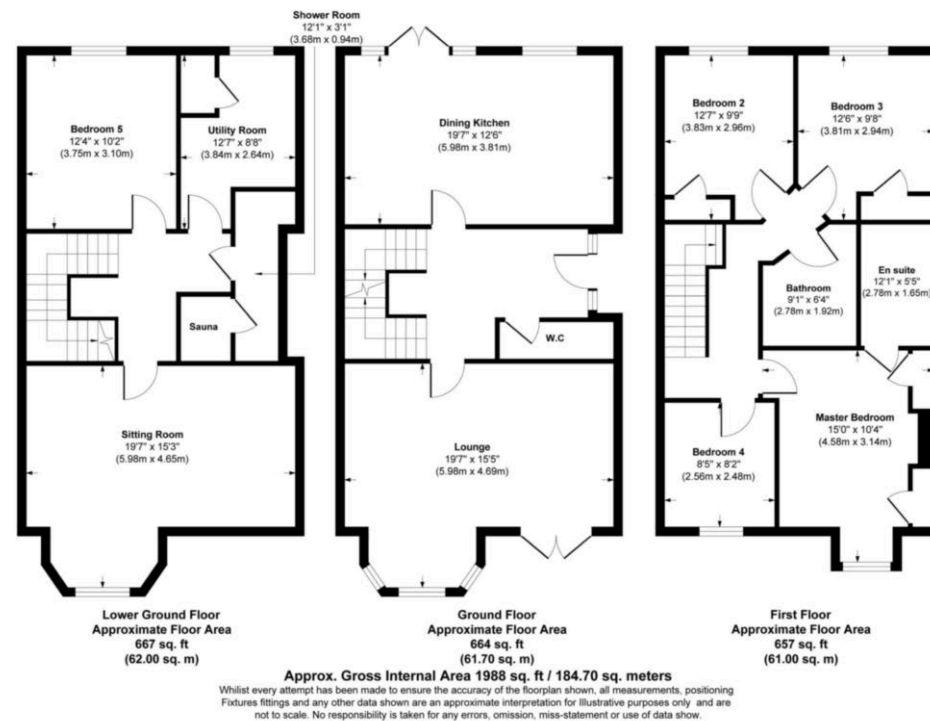
EPC: C

## 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.



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## LYMM OFFICE

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