



Higher Lane

Lymm

Guide Price £850,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Higher Lane

Lymm

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four bedroom detached house
- Within walking distance of local amenities and schools
- Stunning countryside views
- Integral double garage and driveway
- Separate utility room

This exceptional four bedroom detached residence presents an outstanding opportunity to secure a luxurious family home in a highly sought after location, just moments from the vibrant heart of Lymm village.

Thoughtfully designed to the highest standard, the property boasts an impressive layout, with a welcoming entrance hall leading to a spacious living area that perfectly frames breath taking open countryside views to the rear. The centre piece feature of the beautiful home is a contemporary, fully integrated kitchen, finished with high end appliances and elegant fittings. A practical, fitted utility room and a convenient downstairs WC enhance the home's functionality, while the integrated double garage offers secure parking and additional storage options.

Upstairs, four generously proportioned double bedrooms provide ample space for relaxation and privacy, with the master suite featuring a luxury ensuite bathroom. Each bedroom is thoughtfully positioned to maximise natural light and comfort, making the upper floor a tranquil retreat for the whole family.



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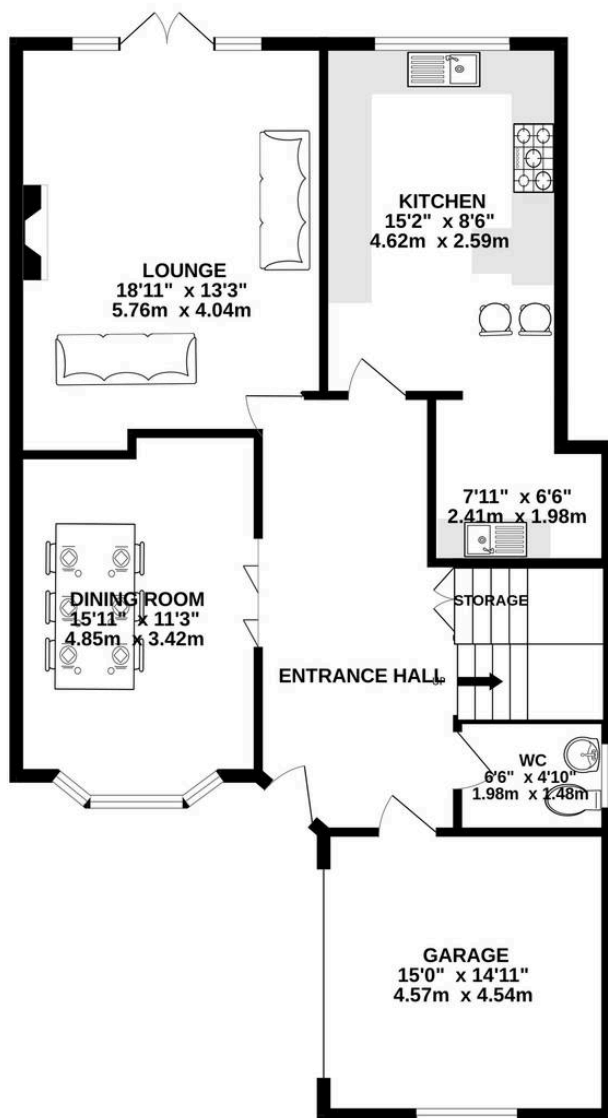
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The property's substantial mature garden offers a serene outlook and the perfect setting for family gatherings or peaceful reflection without the need to compromise on privacy or convenience. With its close proximity to excellent local schools and the wealth of amenities in Lymm village, this home promises a lifestyle of ease, catering to the needs of modern family living. Offering a harmonious blend of luxury, practicality and an enviable setting. Arrange your viewing today to experience the unique appeal and refined living this remarkable home has to offer.

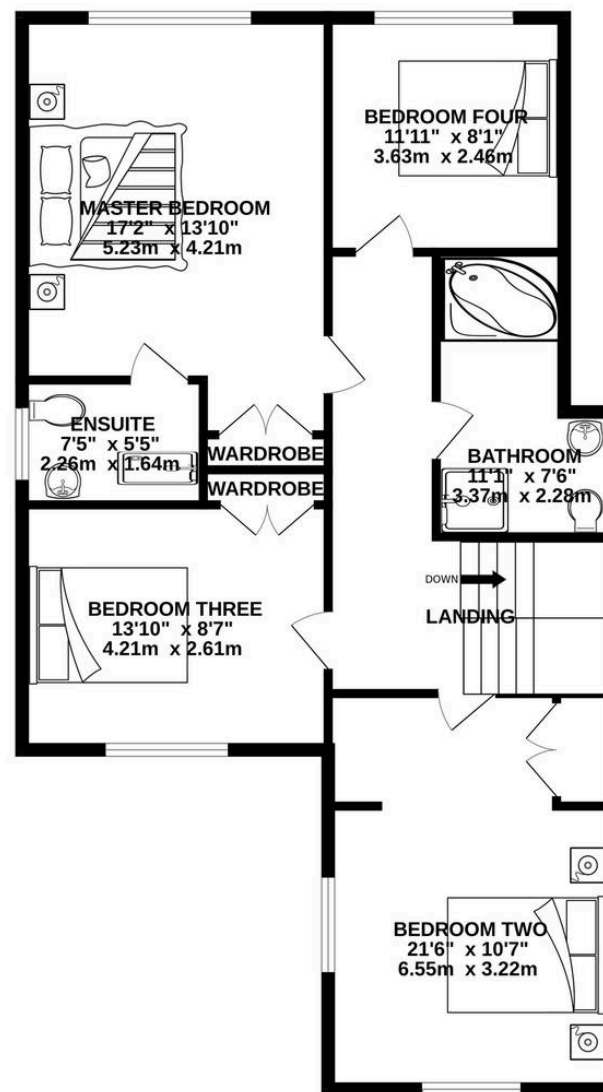
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



WA13 0BG!

TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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