



**GASCOIGNE
HALMAN**

EAGLE BROW, LYMM

THE AREAS LEADING ESTATE AGENT



EAGLE BROW, LYMM

Asking Price £875,000

This unique modern build link-detached property offering versatile accommodation arranged over four floors. Built to a bespoke architect design and combining the best in truly original and innovative design, space planning and build quality, set in one of the most sought-after locations of Lymm within a stones throw away from the village centre.

Modern Build Link Detached

Close to Lymm village centre

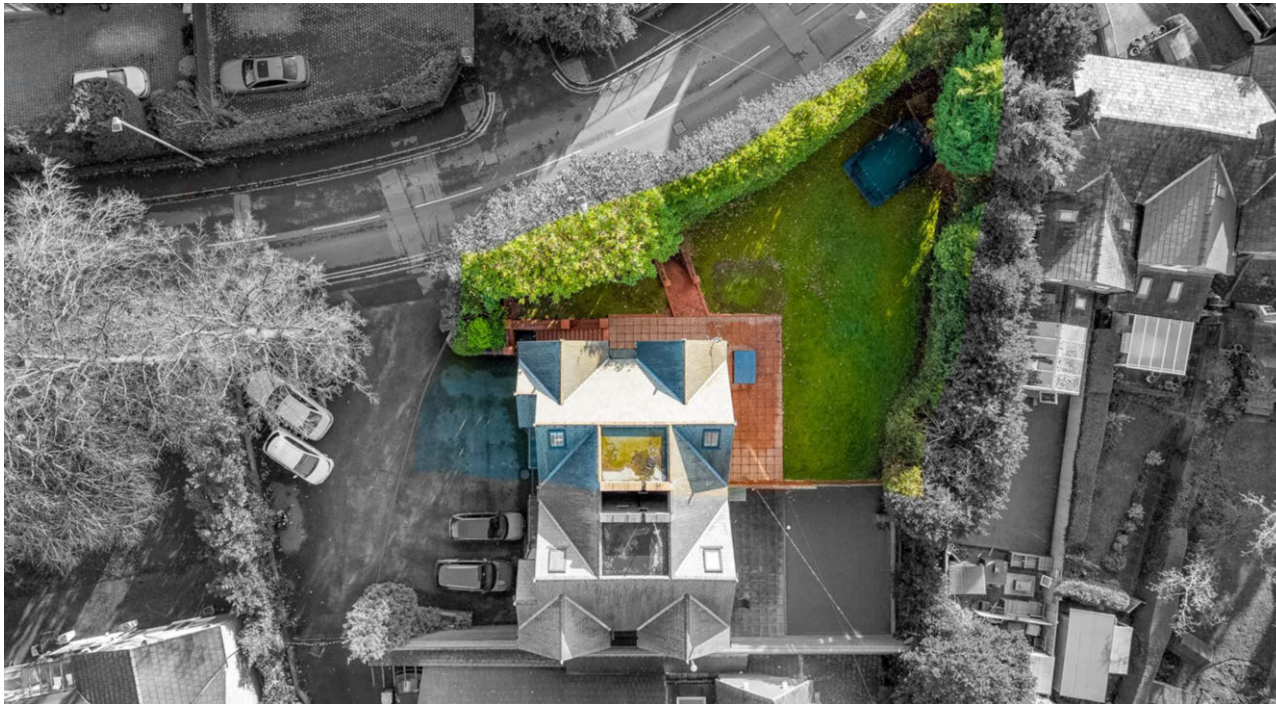
Four floors of versatile living accommodation

Five bedrooms with fully fitted wardrobes

Private enclosed garden and driveway

Large integrated garage





Every detail has been thoughtfully encapsulated into the design and this is immediately apparent from the outset. Incorporating up to date technological capabilities from the comprehensive under floor heating to the state of the art lighting system. The properties feature striking, individual craftsmanship which is showcased throughout from the bespoke kitchen with luxurious granite work tops to the internal doors, custom built wood effect double glazed windows and extensive ceramic tiling. Four of the bedrooms have bespoke fitted furniture and the property has recently benefited from an upgraded family bathroom, shower room and master ensuite. The Lower Ground floor with its separate entrance and bedroom, bathroom and living area would be well suited as an independent living space for family or visiting guests.

The development is situated on one of the area's premier roads forming part of the Lymm conservation area. Although tucked away in its own leafy setting and offering 'street presence' and 'Kerb appeal' through its unique style, the properties area conveniently located within walking distance to Lymm centre with its excellent shopping, bars, restaurants, and Lymm's fantastic local schools. Priced at an asking price of £875,000, this is a fantastic opportunity and must be viewed to fully appreciate the quality of property on offer.

DIRECTIONS

SAT NAV: WA13 0LZ

LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket, together with various restaurants, banks and building societies. A local market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council: Band F

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.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES



Approx. Gross Internal Area 2505 sq. ft / 232.69 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LYMM OFFICE

**GASCOIGNE
HALMAN**