



Top Park Close, Warburton
Lymm

Offers over £750,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Top Park Close

Warburton, Lymm

Council Tax band: G

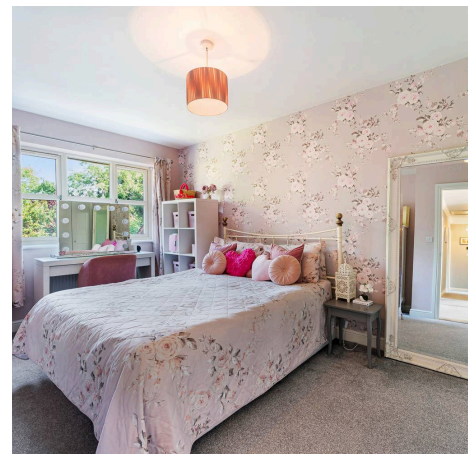
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Five bedroom detached on a gated development
- Two ensuite bathrooms, family bathroom and stylish downstairs WC
- Double garage
- Spacious open plan Kitchen dining room
- Three reception rooms
- Dedicated study
- Separate utility room
- Feature staircase with galleried landing

Nestled within an exclusive gated development, this exceptional five bedroom detached residence offers an impressive blend of space and versatility, perfectly designed for modern family living.

The property welcomes you with a striking feature staircase and a galleried landing that sets a spacious tone throughout. The expansive open plan kitchen and dining room forms the heart of the home, boasting contemporary finishes and ample space for both everyday meals and entertaining. Three generous reception rooms provide flexible options for relaxation and social gatherings, while a dedicated study ensures a private environment for working from home or study. The ground floor also benefits from a downstairs WC alongside a separate utility room, delivering added convenience.



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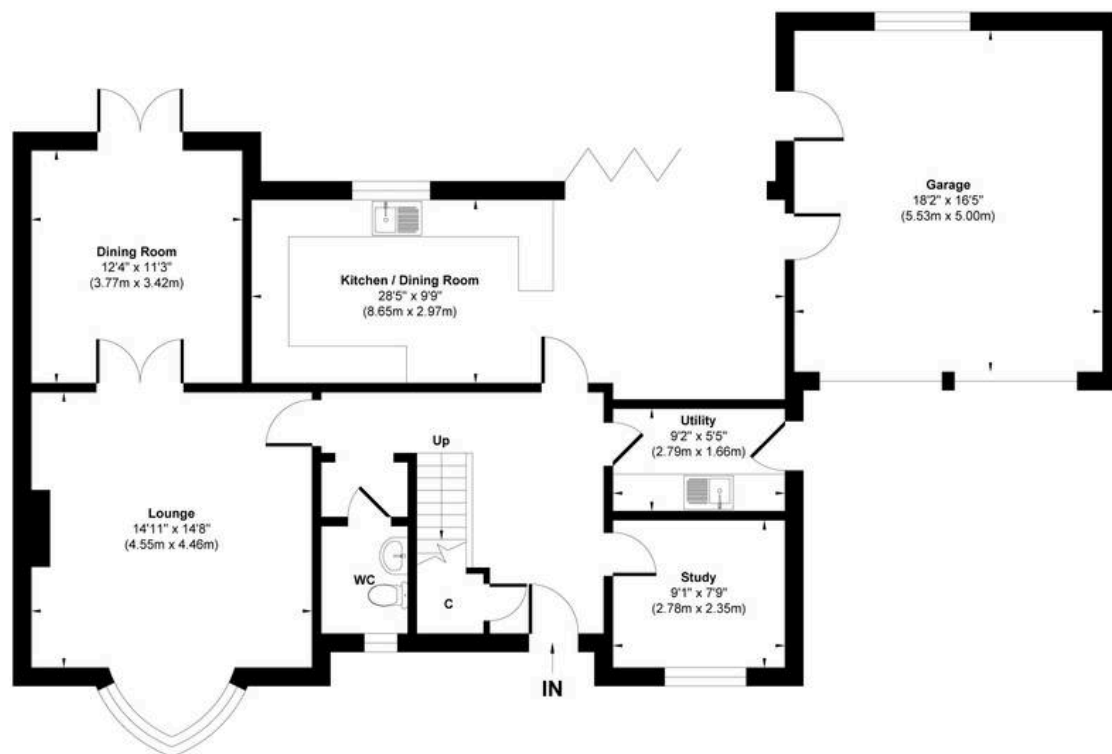
Upstairs, two bedrooms enjoy the privacy of ensuite bathrooms, complemented by a well-appointed family bathroom serving the remaining bedrooms. Each bedroom is generously proportioned, offering comfort for every member of the household. The spacious hallway and thoughtfully designed layout create a seamless flow, enhancing the sense of space and light throughout the home.

The private, enclosed rear garden offers a peaceful retreat, ideal for outdoor dining and entertaining. The property's generous driveway provides additional off-road parking for multiple vehicles. A double garage provides secure parking and valuable storage space, adding to the property's appeal. The setting within a gated development enhances security and exclusivity, fostering a sense of community and peace of mind.

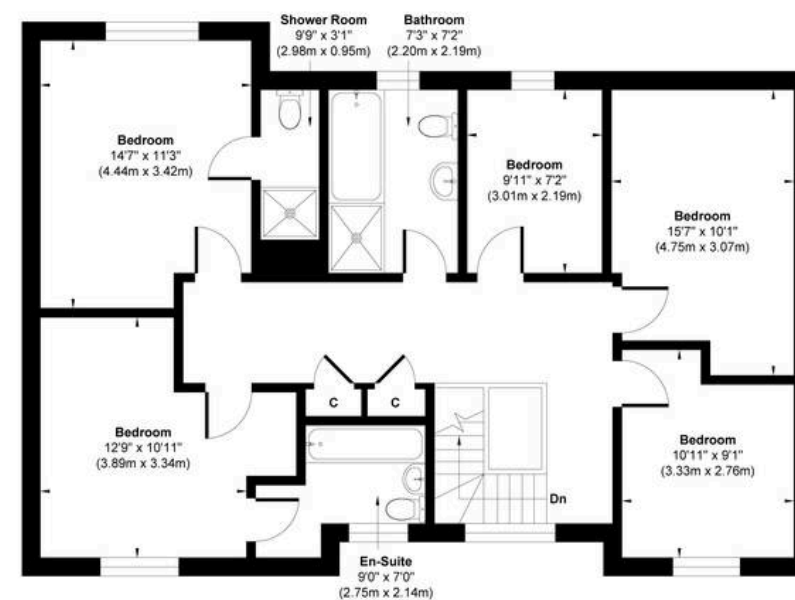
Families are particularly well served by the area's outstanding educational opportunities, with the property falling within catchment for Trafford's highly regarded grammar schools, including Altrincham Grammar School for Boys, Altrincham Grammar School for Girls, Sale Grammar School and Urmston Grammar School as well as the highly regarded Lymm High School.

This outstanding home presents a rare opportunity to secure a substantial family residence in a highly sought after location. Arrange your viewing today to experience the exceptional lifestyle and comfort this property has to offer.





Ground Floor
Approximate Floor Area
1300 sq.ft
(120.73 sq.m)



First Floor
Approximate Floor Area
997 sq.ft
(92.67 sq.m)

Approx. Gross Internal Floor Area 2297 sq. ft / 213.4 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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