



**GASCOIGNE
HALMAN**

AGDEN PARK LANE, LYMM, EPC RATING- C /
COUNCIL TAX BAND-E

THE AREAS LEADING ESTATE AGENT



AGDEN PARK LANE, LYMM, EPC RATING- C / COUNCIL TAX BAND-E

Offers Over £1,200,000

Situated on the prestigious Agden Park Lane in Lymm, this beautifully renovated four bedroom executive detached property offers an exceptional blend of modern design and comfortable family living. Boasting a generous floor area of 2,514 sqft, this freehold property has been thoughtfully remodelled to cater to contemporary modern lifestyles.





Four bedroom, four bathroom luxury detached property

Remodeled and refurbished by current owners

High specification features throughout

Beautiful open plan kitchen/ living area

Primary bedroom with dressing room and en-suite

Ultrafast upgraded broadband

Smart home

DESCRIPTION

Agden Park was architecturally designed and rebuilt 8 years ago to the highest of standards. The heart of the home is a substantial open plan kitchen and living area, featuring a fully fitted bespoke kitchen with fully integrated Neff appliances and extensive bi-fold doors that seamlessly connect the interior space to the landscaped garden. The separate living room at the front of the property is enhanced by a charming feature log burner, providing a warm and inviting atmosphere. Additional ground floor accommodation includes a versatile office/study room, downstairs utility room with ample storage, and a convenient downstairs WC.

The first floor accommodation offers a primary bedroom that is a true retreat, complete with vaulted ceilings, designer mirrored dressing room and a luxurious en-suite bathroom. Additionally to the first floor, a family bathroom and a further two double bedrooms with bespoke starry-night LED installations, adding a refined yet playful touch to this meticulously designed home. The second floor has been fully converted into a further fourth double bedroom which benefits from an en-suite shower room and added storage throughout, ensuring ample space and privacy for both family and guests.

This exceptional residence benefits from a state of the art smart home system, seamlessly powered by multiple integrated applications offering intuitive control of lighting throughout the property, including a discreet holiday mode. The heating system is fully app-controlled, ensuring optimal comfort and efficiency, while a premium B&M speaker system delivers immersive audio to every room. Further enhancing the properties technical credentials are a comprehensive CCTV security system and ultra-fast 1GB broadband, hard-wired to each room for superior connectivity.

Outside, the property has expansive open countryside views to the front and rear alongside beautifully landscaped garden with thoughtfully placed seating and play areas. The property also benefits from a sweeping private driveway







being set well back from the road offering additional privacy and security.

DIRECTIONS

SAT NAV:- WA13 0TS

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 and nearby Altrincham 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 CERTIFICATE

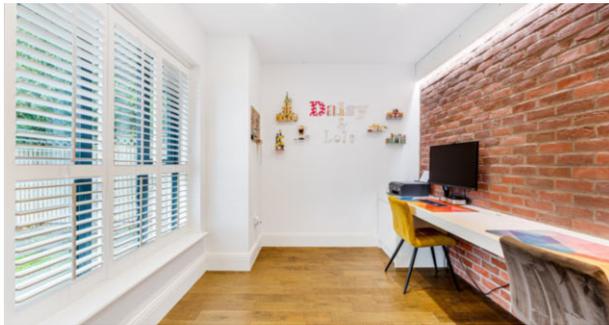
EPC RATING:- C

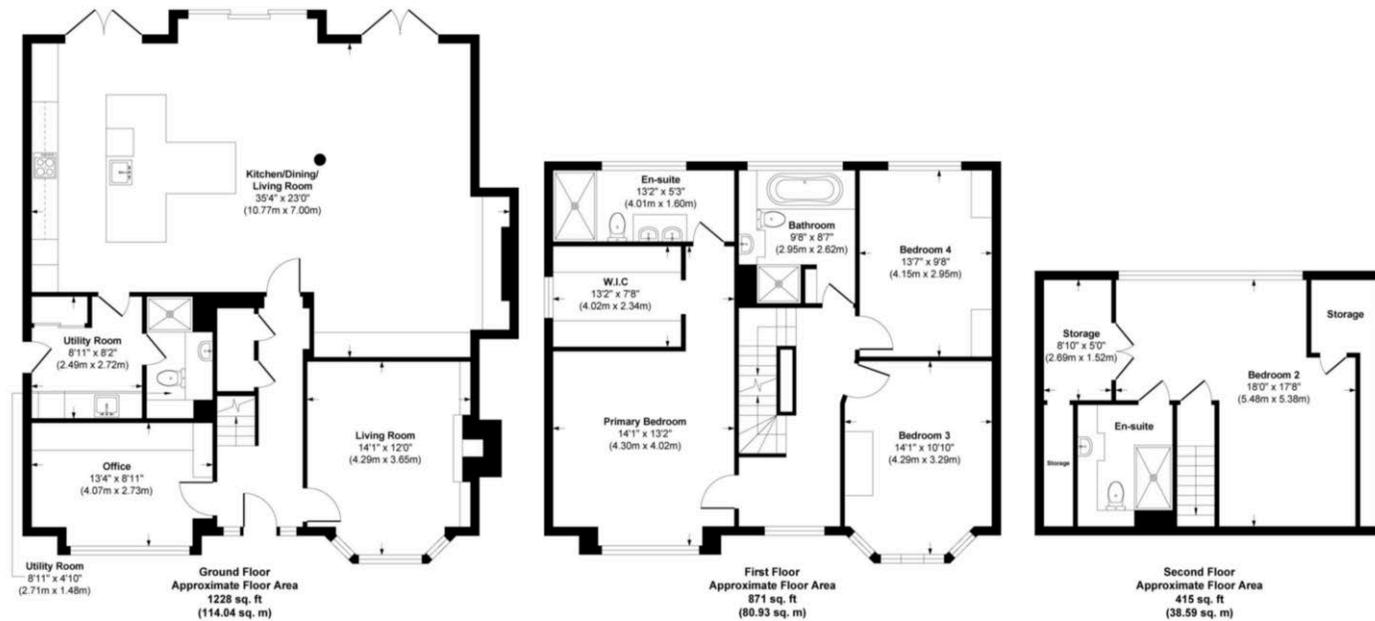
VIEWING

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.



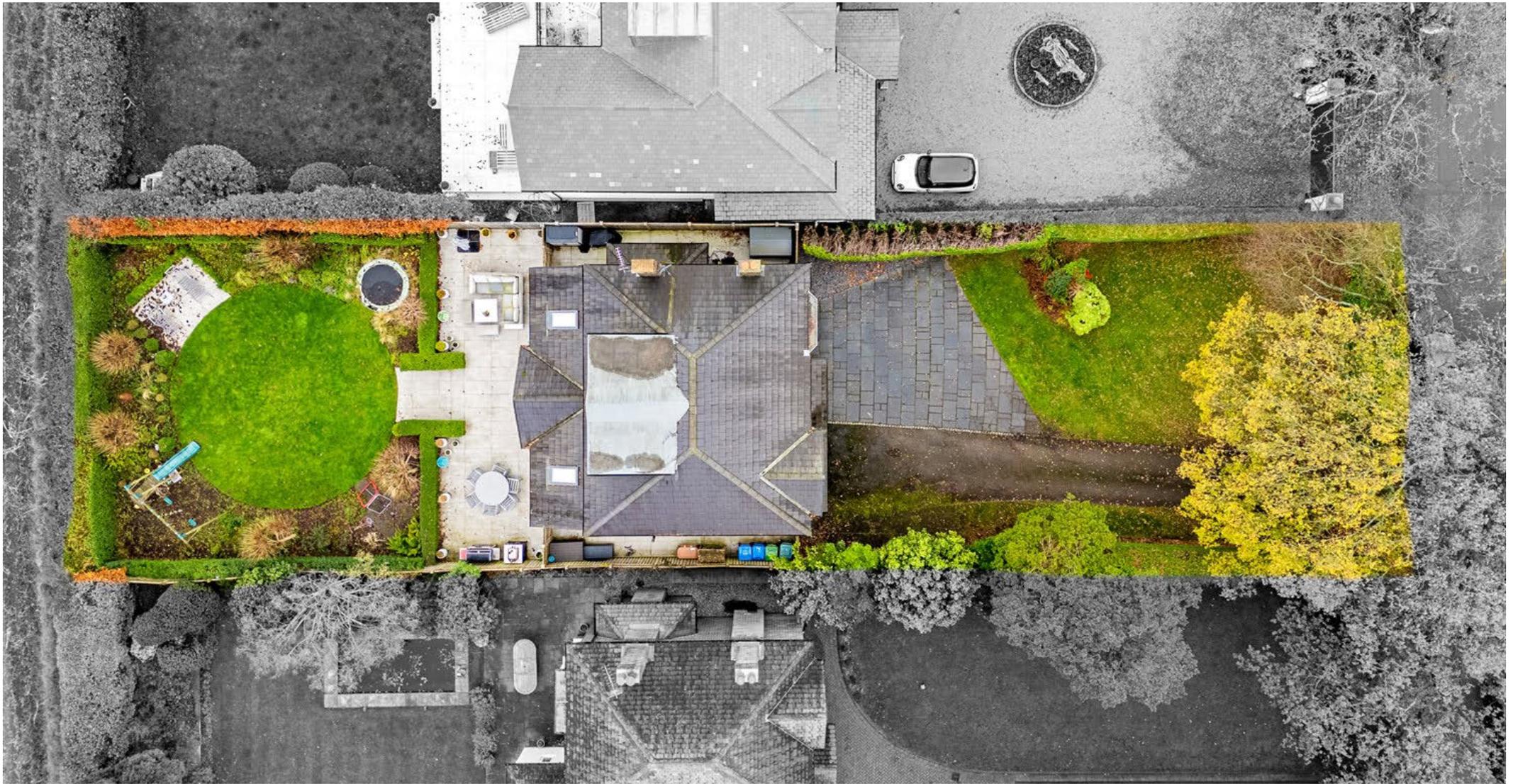


Approx. Gross Internal Area 2514 sq. ft / 233.56 sq. meters

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LYMM OFFICE

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23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK