



Booths Hill Road

Lymm

£495,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Booths Hill Road

Lymm

Council Tax band: E

Tenure: Freehold

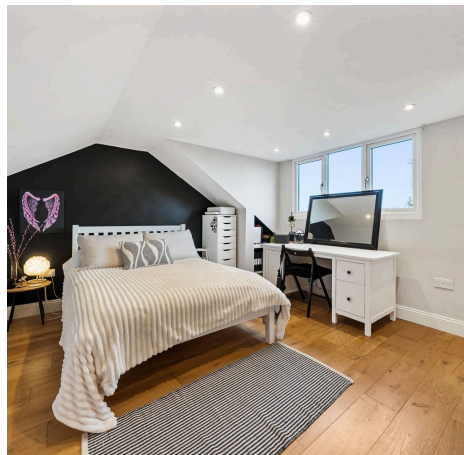
EPC Energy Efficiency Rating: TBC

SAT NAV: WA13 0DP

This exquisite four bedroom terraced property seamlessly blends period charm with contemporary living, and offers an exceptional opportunity within touching distance of the beautiful Lymm village, and offers over 1,400 sqft of beautifully crafted living space.

The property's classic brick facade immediately sets a tone of timeless elegance. A beautifully maintained front garden, complete with mature shrubs, lush greenery, and a welcoming pathway, enhances kerb appeal and creates an inviting entrance. Inside, the spacious layout features two elegant reception rooms, each adorned with hardwood flooring, high ceilings, and abundant natural light flooding through large sash and bay windows with shutters. Original period details such as decorative fireplaces, ornate chandeliers, and built-in shelving are thoughtfully preserved, creating a warm and refined atmosphere throughout.

The heart of the home is the stunning shaker kitchen and dining area, where modern design meets practicality. Sleek kitchen units, wooden countertops, integrated appliances, and a stylish breakfast bar cater to both family dining and entertaining. French doors open directly onto a private, low-maintenance patio and enclosed garden, creating a perfect outdoor retreat.



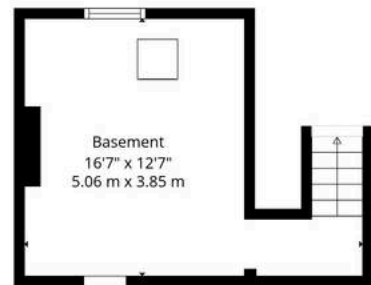
Booths Hill Road, Lymm

Upstairs, three generous bedrooms are split over two further living floors and feature elegant wooden flooring, built-in storage and large windows that frame garden views and fill each space with natural light. A luxurious modern bathroom offers a serene luxury living experience.

Additional benefits include a spacious attic conversion and fourth bedroom, ideal for use as a guest suite, home office, or creative studio. Practical built-in storage solutions are thoughtfully integrated throughout the property, ensuring effortless organisation. The welcoming hallway and staircase are enhanced by tasteful decor, a decorative gallery wall, and ambient lighting, setting a sophisticated tone upon entry. With its harmonious blend of historic character and modern amenities, this immaculate home promises a lifestyle of comfort, elegance, and convenience within touching distance of Lymm village.

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. 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.





Basement



Ground Floor



1st Floor



2nd Floor

Total: 1430 sq. Ft, 133 m2

Basement: 0 sq. Ft, 0 M2, Ground Floor: 682 sq. Ft, 63 M2, 1st Floor: 556 sq. Ft, 52 M2, 2nd Floor: 192 sq. Ft, 18 m2
Excluded Areas: Basement: 162 sq. Ft, 15 M2, Walls: 189 sq. Ft, 18 m2



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