



**GASCOIGNE
HALMAN**

LAKESIDE ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



LAKESIDE ROAD, LYMM

Asking Price: £1,895,000

Nestled perfectly in the prestigious location of Lakeside Road of Lymm, this executive six bedroom detached house epitomizes luxury living at its finest. Boasting a freehold tenure and modern construction, this property has been meticulously extended by its current owners to a high standard over 4,500 sqft, offering an abundance of living space within touching distance of the picturesque Lymm village and the prestigious Lymm dam.

Step inside to discover four elegant reception rooms, the standout, a beautifully fitted bespoke open plan kitchen and dining room, perfect for spending time with loved ones and entertaining guests. The kitchen includes a bank of three integrated Neff Ovens and a coffee machine, a Grohe Hot tap, garbage disposal and large hob area for the enthusiastic chef. The dining/ snug area open onto the rear patio via a large set of bi-fold doors, drawing the large private garden into the living area. The substantial fitted utility room adds convenience to the elegant design including a WC and downstairs shower room, while the six double bedrooms provide ample space for the entire family. With four recently updated bathrooms and a further downstairs WC, every member of the household can enjoy their own private sanctuary in Lakeside.



Highly sought after location in Lymm

Six double bedrooms

Bespoke open plan living
kitchen/dining room

Dedicated office space overlooking
Lymm Dam

Five bathrooms, including three
ensuites

Private gated driveway

Plot size of 0.35 acres

Sound proof media/cinema room

Four reception rooms

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DESCRIPTION

This high-spec property also features a number of technical improvements upgraded by the current owners. These improvements including full Cat6 electrical wiring throughout, electric vehicle charging point, ceiling speakers, CCTV security camera system, underfloor heating on the ground floor, and an industrial grade boiler to heat the substantial living accommodation. Another stand out feature in Lakeside is a fully soundproof media/cinema room and third floor office overlooking Lymm Dam, ideal for those who seek a quiet and productive workspace within the comfort of their own home.

Outside, a private electric gated driveway ensures security and exclusivity, while the garden offers a large patio with mature garden with lawn area offering a serene retreat for outdoor enjoyment. The private garden includes a number of charming fruit trees and is home to beautiful Willow tree rumoured to be over 150 years old.

Offered at £1,895,000, this exceptional property on Lakeside Road, one of the most sought after locations in Lymm presents a rare opportunity to purchase a property on the most desirable road in Lymm. Don't miss your chance to make this property your own.

DIRECTIONS

SAT NAV: WA13 0QE







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 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:- G

ENERGY PERFORMANCE RATING

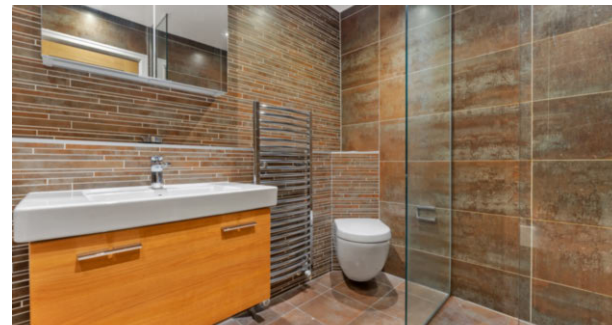
EPC RATING: C

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.





LYMM OFFICE

01925 758 345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, WA13 0HP

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