



Highfield Road, Lymm

Lymm

£485,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Highfield Road

Lymm

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Presenting an outstanding three-bedroom semi-detached home, beautifully refurbished, extended, and thoughtfully remodelled to create a contemporary and versatile family residence. The heart of the property is a superb open-plan living, dining, and kitchen space, featuring high-end finishes, integrated appliances, and bi-fold doors that seamlessly connect indoor and outdoor living. A separate utility room and a convenient cloakroom/WC add valuable practicality. Two additional reception rooms provide flexible spaces for relaxation, entertaining, or working from home, with one currently arranged as a gym (offering the potential for a fourth bedroom if required). Upstairs, three well-proportioned bedrooms are complemented by a luxurious bathroom suite, finished to an exceptional standard with premium fittings and elegant design. The property is flooded with natural light, creating a welcoming and uplifting atmosphere throughout. Off-road parking is available to the front of the house, and the location is ideal for families, being within walking distance of the village amenities and the scenic Trans Pennine Trail

The outside space is equally impressive, offering generous landscaped gardens that have been designed for both relaxation and entertaining. A large decked area extends from the main living space, providing the perfect spot to enjoy alfresco dining or simply take in the stunning westerly views over open countryside (ideal for watching sunsets or hosting gatherings with friends and family).



## 32 Highfield Road

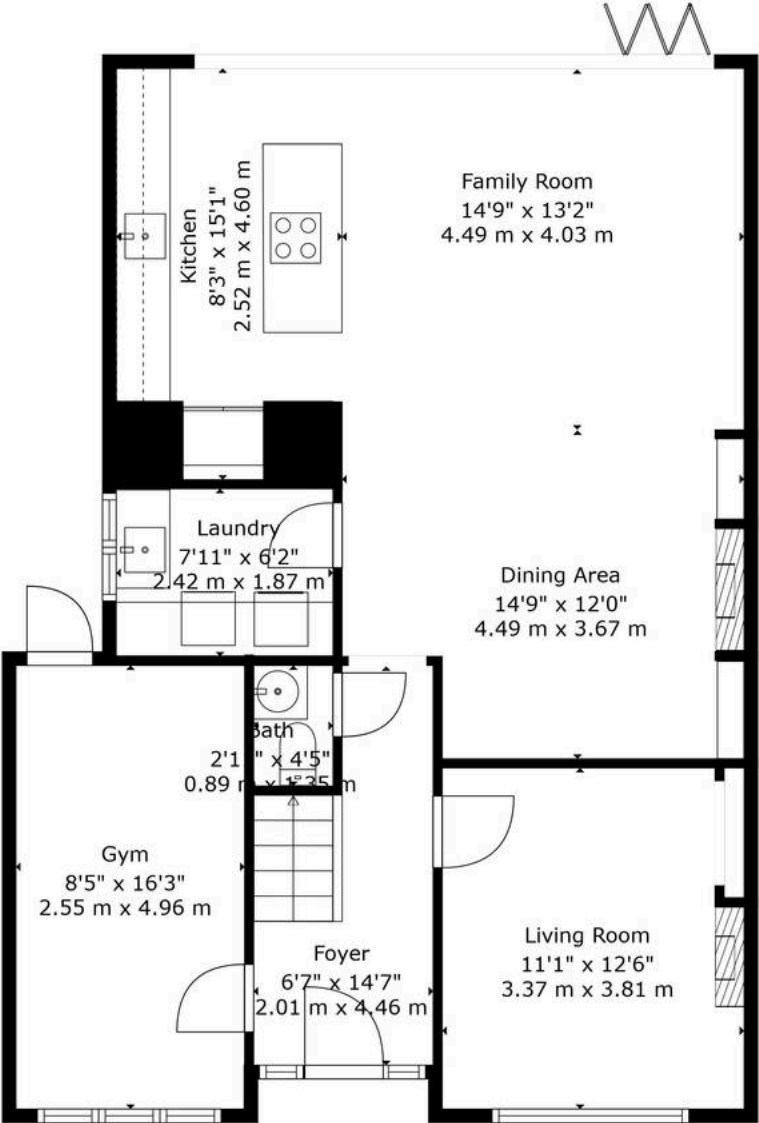
### Lymm

The gardens feature well-tended lawns, established planting, and thoughtfully placed seating areas, ensuring year-round enjoyment and privacy. The outlook to the rear is truly special, with uninterrupted vistas that create a sense of peace and connection to nature. This exceptional outside space perfectly complements the high-quality interior, making the property a rare find in such a sought-after location. Whether you are seeking a tranquil retreat or a stylish venue for entertaining, this home offers the best of both worlds, all within easy reach of local amenities and beautiful countryside walks.

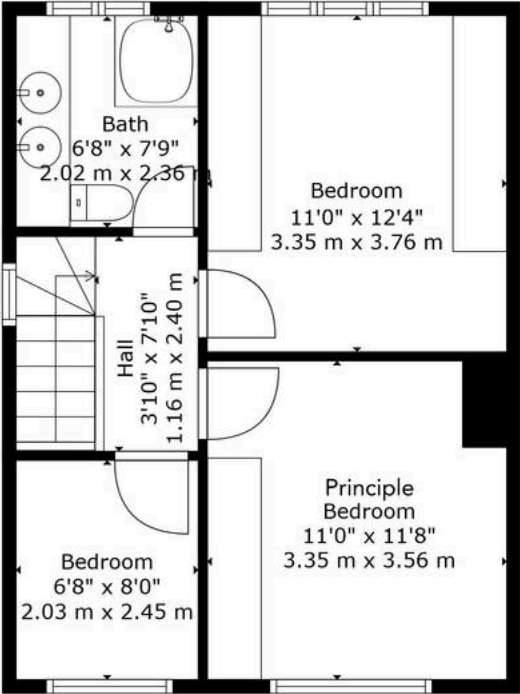
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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. 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.



32 Highfield Road



Floor 1



Floor 2

**TOTAL: 1352 sq. ft, 126 m2**  
 FLOOR 1: 914 sq. ft, 85 m2, FLOOR 2: 438 sq. ft, 41 m2  
 EXCLUDED AREAS: LOW CEILING: 13 sq. ft, 1 m2  
 Measurements Deemed Highly Reliable But Not Guaranteed.





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