



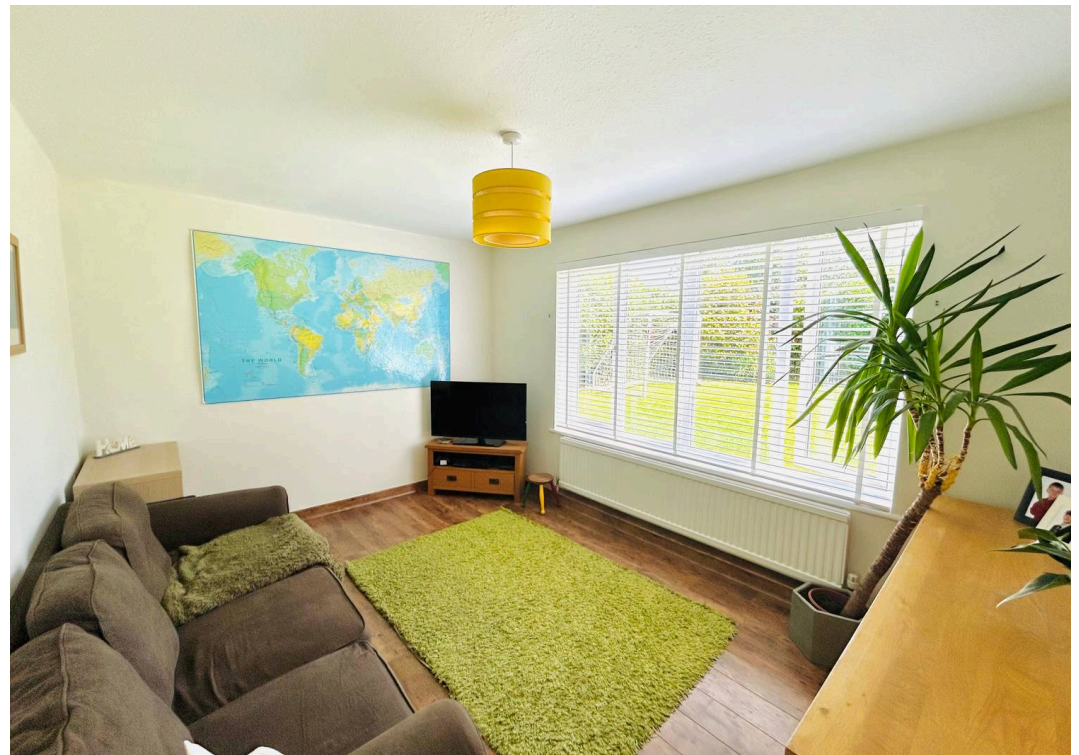
Woodland Drive

Lymm

£775,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 4 Woodland Drive

Lymm

Council Tax band: G

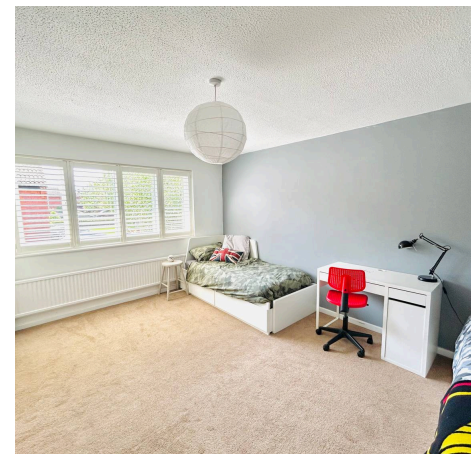
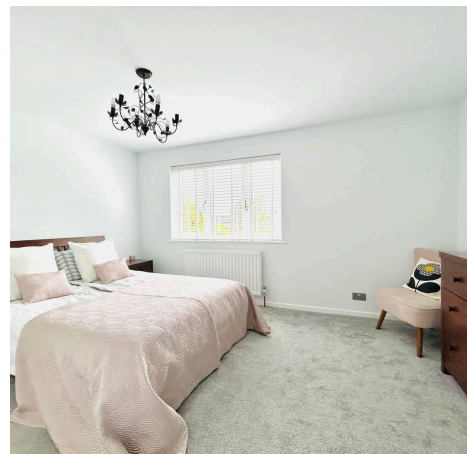
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Quiet cul-de-sac position
- Five generous bedrooms
- Fantastic access to local schools
- Private and enclosed garden
- Versatile accommodation
- Substantial integrated double garage & driveway
- Potential for further development (subject to planning approval).

Presenting this impressive five bedroom detached property, ideally positioned to offer fantastic access to highly regarded local schools and a wealth of amenities nearby. The home is thoughtfully arranged to provide versatile accommodation, making it perfectly suited to modern family living.

Upon entering, you are greeted by a welcoming hallway that leads to multiple reception rooms, each offering flexible space for formal dining, entertaining, or relaxed family gatherings. The spacious kitchen is complemented by a useful utility room, providing additional storage and laundry facilities, while a conveniently located downstairs WC adds to the practicality of the layout.



## 4 Woodland Drive

### Lymm

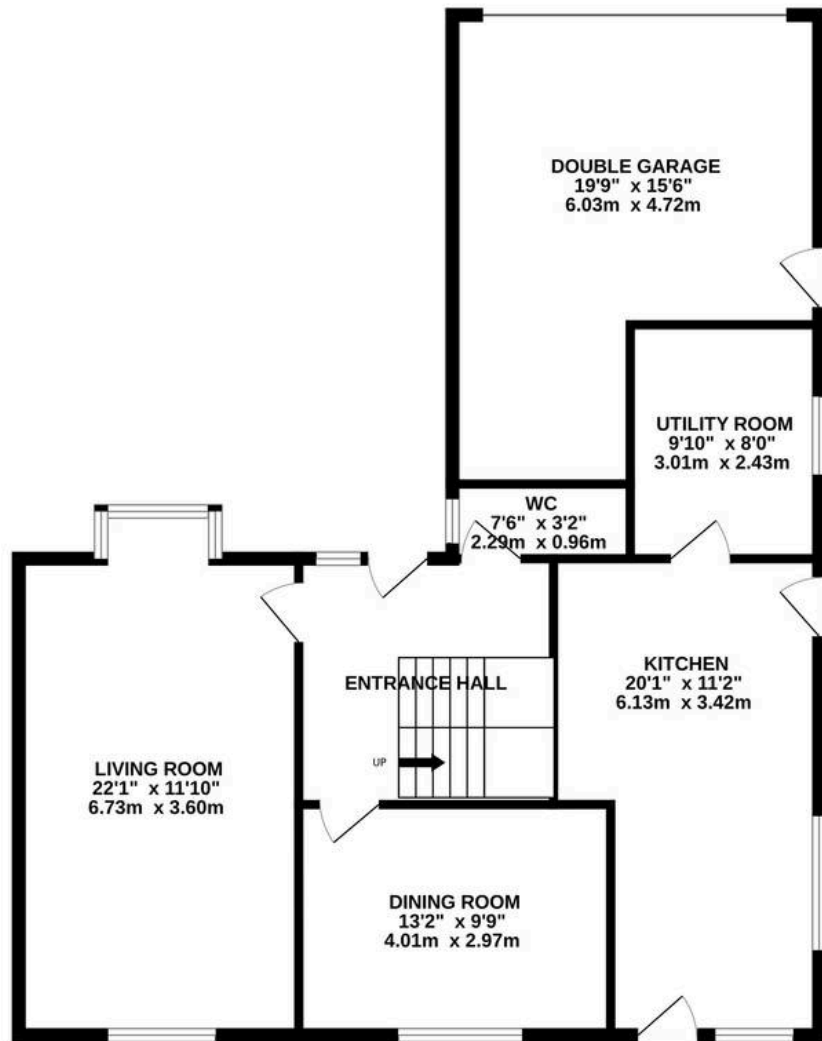
Upstairs, five well proportioned bedrooms provide ample space for family members or guests, with the potential for one to be used as a home office if desired. The principal bedroom benefits from generous proportions, and an en-suite shower room. The property also features a substantial integrated double garage and a driveway, offering secure parking and excellent storage.

Externally, the property is further enhanced by a substantial, private and enclosed garden. For those seeking further development, there is significant potential to extend or reconfigure the existing layout (subject to planning approval), allowing you to create your ideal living space.

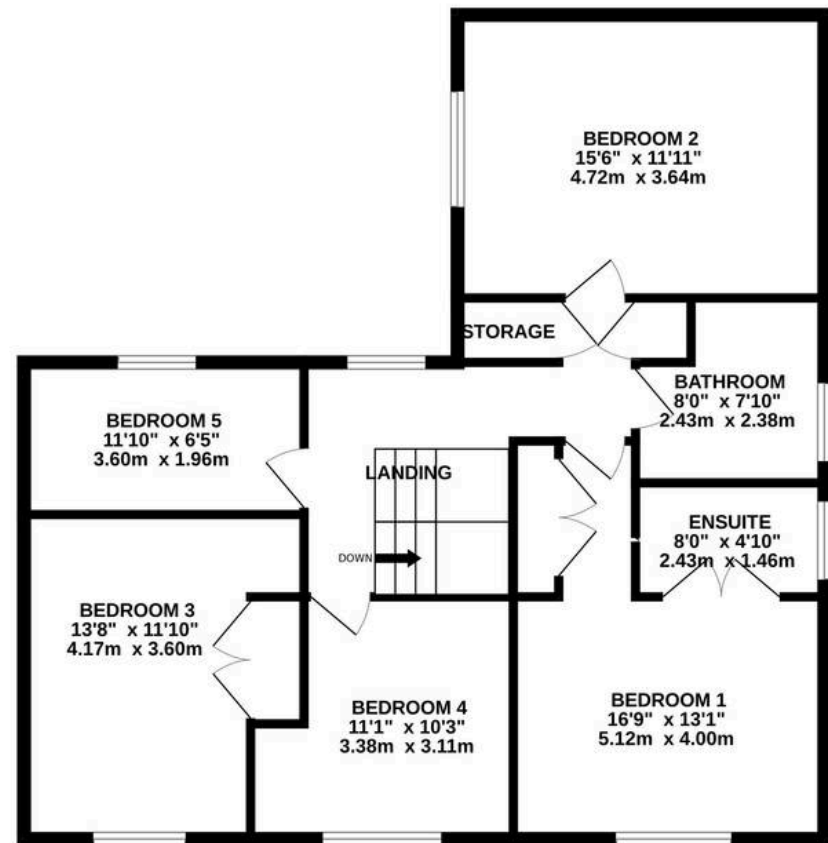
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail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



**GROUND FLOOR**  
1043 sq.ft. (96.9 sq.m.) approx.



**1ST FLOOR**  
906 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY