



Parkwood Close, Lymm

Lymm

£775,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

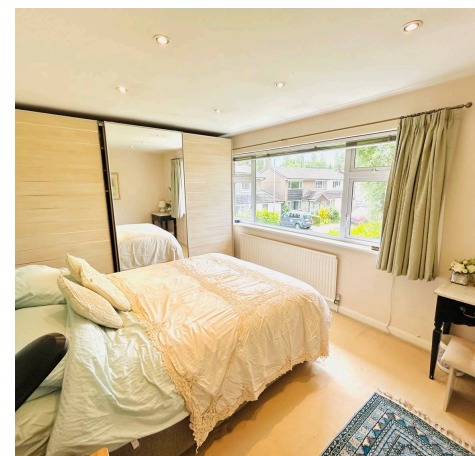
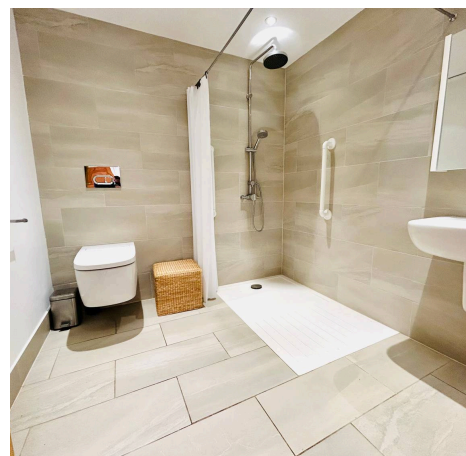
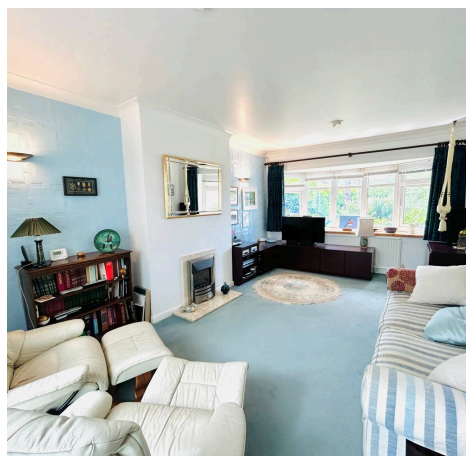
Parkwood Close

Lymm

Presented with no onward chain, this substantial four bedroom detached house offers an exceptional opportunity for families seeking space and comfort. The property offers the exciting potential for further development or extension (subject to planning permission), allowing you to tailor the home to your specific needs.

The property welcomes you with a light filled entrance hallway leading to a generous lounge, perfect for relaxing or entertaining. At the heart of the home, a stunning open plan kitchen and dining area features sleek, integrated appliances and contemporary finishes, providing an ideal setting for family meals and social gatherings. The adjoining conservatory, with direct access to the garden, creates a seamless indoor and outdoor flow. Upstairs, four well proportioned bedrooms deliver ample accommodation master with en-suite and a family bathroom.

The landscaped rear garden is a true hidden gem, thoughtfully designed for both entertaining and family enjoyment. Expansive lawns provide a safe play area for children and pets, while mature borders and established trees offer privacy and year round colour. A spacious patio is perfect for the summer months and there is ample space for outdoor furniture. The property's generous plot ensures plenty of room for gardening enthusiasts, with scope to further enhance or personalise the outside space.



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The double garage and extensive driveway accommodate several vehicles with ease, ensuring convenience for family and guests alike. Located in a sought after residential area touching distance from Lymm village and its fantastic local schools. Rarely does a property of this calibre, with such outstanding outside space and future potential, come to market. Arrange your viewing today to secure this impressive family residence. 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.

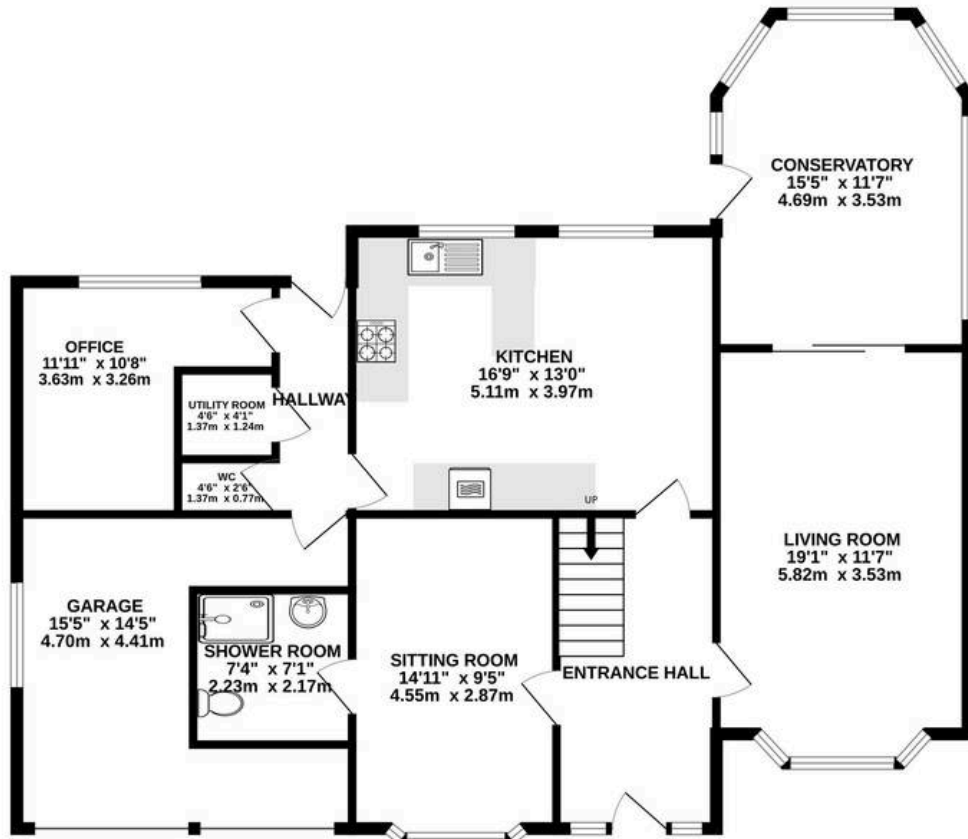
Council Tax band: F

Tenure: Freehold

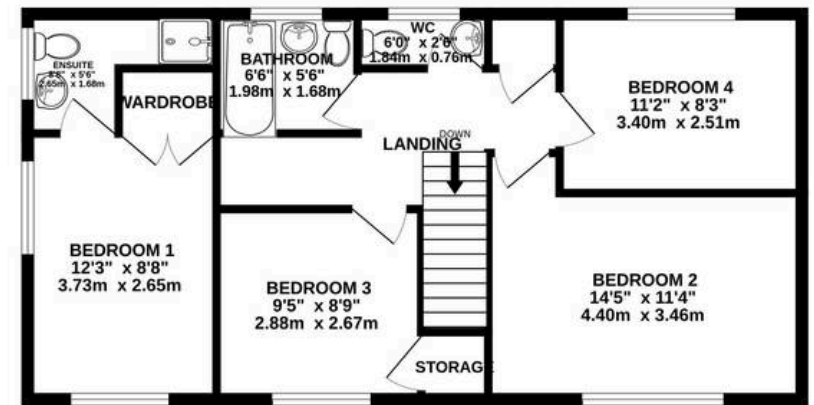
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
1234 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 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.

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