



78 Cherry Lane, Lymm

Lymm

Guide Price £850,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Lymm

Council Tax band: F

Tenure: Freehold

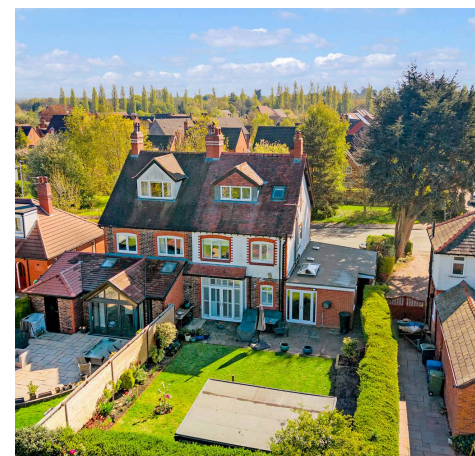
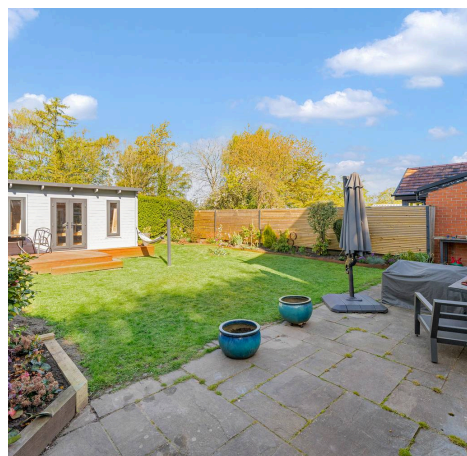
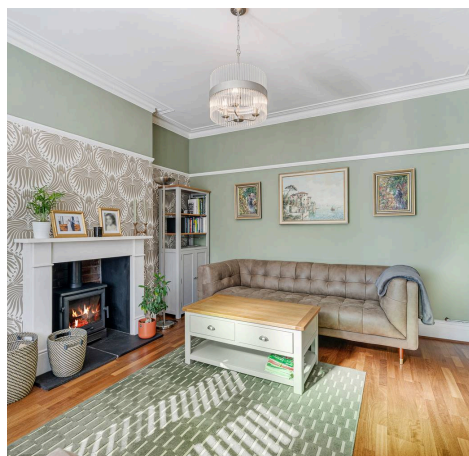
EPC Energy Efficiency Rating: D

- Five generous bedrooms
- Versatile detached garden studio
- Open plan living kitchen dining area
- Close to local schools and amenities
- Driveway with parking for several cars
- Wealth of original period features

Nestled in a sought after location of Cherry Lane, Lymm, this exceptional five bedroom pre war semi-detached property seamlessly blends timeless character with contemporary luxury. The property has been finished to an extremely high standard throughout, showcasing a wealth of original features that have been meticulously preserved and enhanced.

Step inside to discover a spacious and inviting hallway, leading to a stunning bespoke open plan kitchen, thoughtfully designed with high end appliances and custom cabinetry perfect for both family living and entertaining. Light filled living and dining areas flow effortlessly, complemented by elegant period details, high ceilings, bespoke storage and beautifully restored fireplaces.

Each of the five generously sized bedrooms offers comfort and style with refined decor. Modern bathrooms feature premium fixtures and underfloor heating, while the principal suite boasts a luxurious en-suite and walk in wardrobe. Every detail has been carefully considered, creating a harmonious blend of classic charm and modern sophistication.



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Outside, the property offers impressive and versatile spaces for relaxation and entertaining. The landscaped rear garden provides a tranquil retreat, featuring a large patio area ideal for al fresco dining, manicured lawns, and mature planting that ensures year round privacy and colour. Additional highlights include a detached garden studio, perfect for a home office or gym, secure gated side access, and a private driveway with ample parking for multiple vehicles. The front garden is elegantly designed with established shrubs and decorative borders, creating an inviting approach to the property. Located within easy reach of excellent schools, village amenities, and transport links, this outstanding home offers an unrivalled lifestyle in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and space on offer.

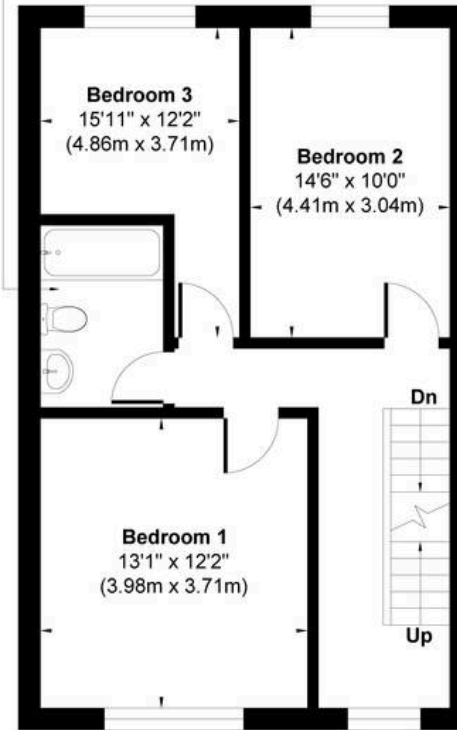
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans-Pennine Trail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



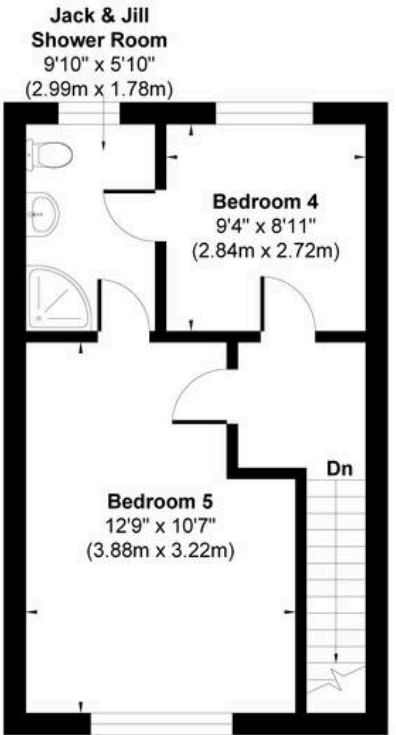


Ground Floor
 Approximate Floor Area
 1219 sq.ft
 (113.25 sq.m)

Bathroom
 8'2" x 5'6"
 (2.50m x 1.69m)



First Floor
 Approximate Floor Area
 566 sq.ft
 (52.58 sq.m)



Second Floor
 Approximate Floor Area
 406 sq.ft
 (37.72 sq.m)

Approx. Gross Internal Floor Area 2191 sq. ft / 203.55 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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