



Rectory Lane, Lymm

Lymm

£650,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Rectory Lane

Lymm

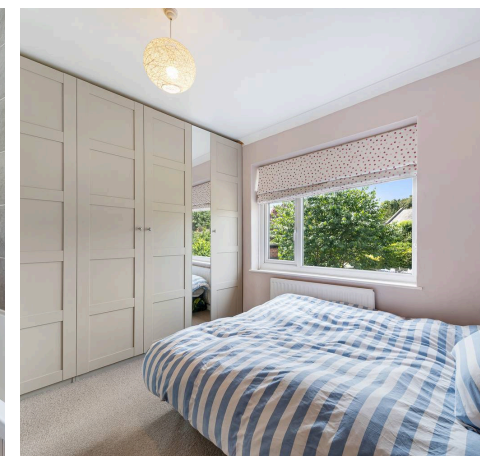
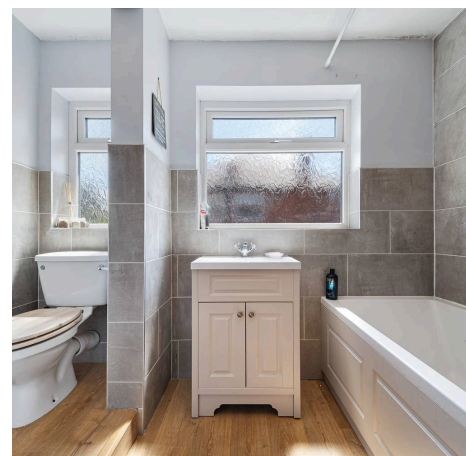
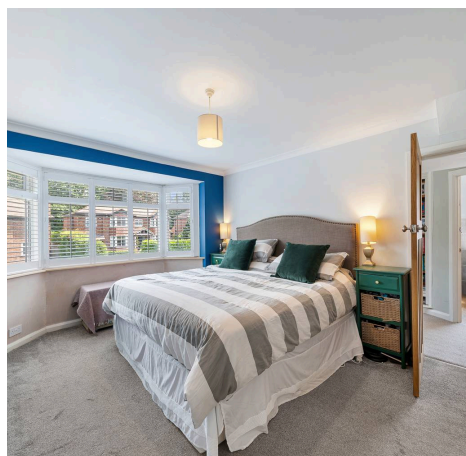
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

This beautifully and stylishly presented, four bedroom semi-detached home embodies contemporary elegance and refined family living, perfectly positioned within walking distance of the charming Lymm village centre. Designed to capture natural light and a sense of spaciousness, the heart of the home is a stunning open plan kitchen, dining, and living area, thoughtfully appointed for both every-day comfort and entertaining. The bespoke kitchen features premium integrated appliances, sleek worktops, and a striking bi-fold window that seamlessly connects indoor and outdoor spaces, framing views over the patio.

A further separate lounge with feature bay window provides a relaxing retreat from busy family life. Each of the four bedrooms is generously sized, offering flexibility for family life, guests, or home working, while the stylish bathrooms are finished to a high specification with quality fixtures and fittings. A welcoming entrance hall, ample storage solutions, and the convenience of a detached garage further enhance the practical appeal of this impressive residence.



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The outside space is equally inviting, offering a private sanctuary for relaxation and social gatherings. The beautifully landscaped garden creates a peaceful retreat, with a spacious patio area ideal for alfresco dining and summer barbeques. Mature planting provides year-round interest and a sense of seclusion, while the level lawn is perfect for children to play or for gardeners to enjoy. The detached garage offers secure parking and additional storage, with a driveway providing further off-road parking for multiple vehicles. Set in a desirable location, this property combines the benefits of village living with excellent transport links and access to local amenities.

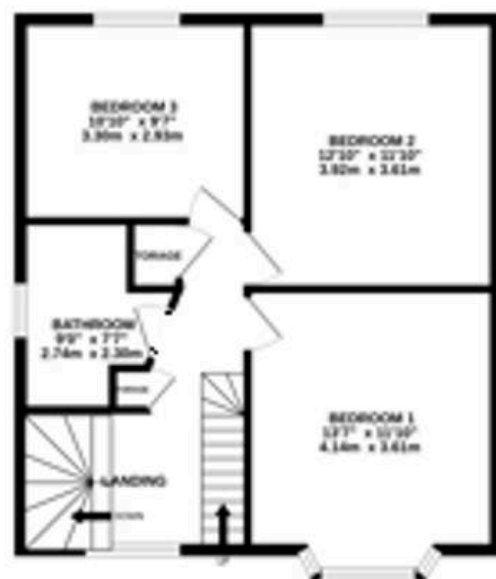
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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
812 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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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