



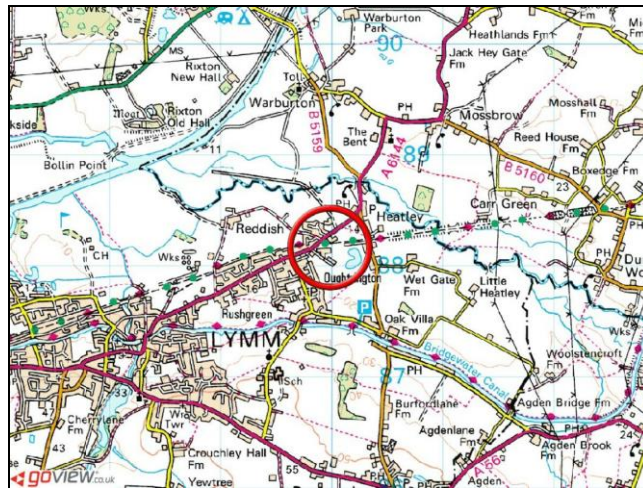
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INDEPENDENT ESTATE AGENTS

location



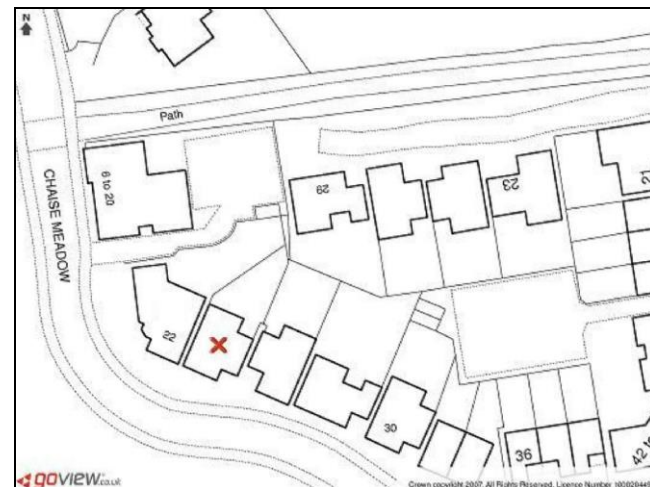
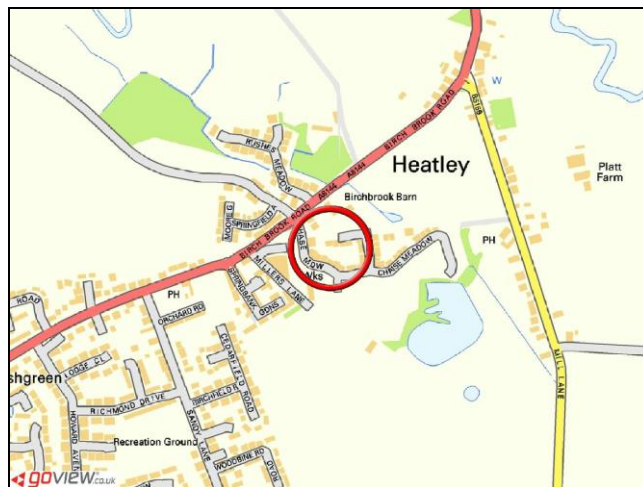
From Watersons Hale office proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights take the second of the two available left turnings in to Langham Road.

Continue along Langham Road for its full length, the road then becomes Park Road. Continue to the end of Park Road to the traffic lights at the junction with the main A56 Chester Road.

Continue straight across the traffic lights onto Charcoal Road passing Dunham Hall on the left. Charcoal Road becomes Smithy Lane and Woodhouse Lane as you continue along this road for some distance under the canal bridge. Follow the road to the right passing The Vine public house on the left where the road becomes Station Road. Follow the road to the left passing The Rope And Anchor public house where the road becomes Paddock Lane.

Continue over the bridge where the road becomes Dunham Road. Continue to the end of this road to the triangle and bear left into Paddock Lane, passing the Saracens Head on the right hand side.

Just after the Saracens Head, follow Paddock Lane into a sharp left turning which continues into Bent Lane, the A6144. Bent Lane becomes Birchbrook Road and in turn Rush Green Road. At a mini roundabout, at the junction of Reddish Lane, turn left into Chaise Meadow and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

24 Chaise Meadow Lymm, Cheshire, WA13 9UP



A STUNNING DETACHED PROPERTY ON THIS POPULAR DEVELOPMENT CLOSE TO LYMM CENTRE. 2303 SQFT.

Fantastic Spec. WC. Lounge. Fantastic Open Plan Living/Dining Kitchen. Five Bedrooms. Two stylish Bath/Shower Rooms. Driveway. Large Garage. No Chain

“ Offered for sale with no chain ”

£485,000

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
Energy efficient	B			Environmentally friendly	B		
Decent	C			Some environmental benefits	C		
Needs some work	D			Some environmental benefits	D		
Needs work	E			Some environmental benefits	E		
Needs significant work	F			Not environmentally friendly	F		
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO2 emissions	G		
England & Wales		78	81	England & Wales		77	79

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail



A beautifully appointed and imaginatively designed Detached property on this impressive development by Countryside Properties.

The property offers extensive and versatile accommodation arranged over Three Floors extending to some 2300 square feet incorporating a fabulous Open Plan Dining Kitchen with Living Area to the Ground Floor in addition to a more formal Lounge.



There are Five Bedrooms over the Two Upper Floors served by Two stylish Bathrooms in addition to a substantial Loft Room with potential to create additional living space, perhaps a Home Study or Playroom.

The property is superbly appointed throughout with high specification fixtures and fittings, a stylish interior design theme and a landscape design Garden.

The location of the property is excellent, within easy reach of Lymm Village and with open countryside on the doorstep.

An internal inspection will not disappoint and will reveal:

Long Hall with staircase turning to the First Floor. Well appointed Ground Floor WC. Cloakroom.

Lounge with bay window feature to the front.

Fantastic Open Plan Dining Kitchen with Living Area, featuring a half vaulted ceiling with two inset skylight windows within the Living Area and French doors with side windows giving access to and enjoying a delightful aspect of the Garden.

The Kitchen is fitted with a range of a contemporary design laminate and wood finish units with brushed metal finish handles and laminate worktops over, a stainless steel range cooker with extractor and further built in dishwasher, fridge freezer and washer dryer. There is ceramic tiling to the floor throughout, extensive low voltage halogen lighting and an under unit portable flat screen TV.

Off the First Floor Landing there are Four good Bedrooms, one utilized as a Home Study.

The Principal Bedroom Suite is most comprehensive, providing a Bedroom Area, a Walk in Dressing Area with built in wardrobes and a stylish En Suite Shower Room with white suite, chrome fittings, an enclosed Shower cubicle, skylight window and halogen lighting.

The Second Bedroom has direct access into the superbly appointed Family Bathroom with bath and separate shower cubicle.

To the Second Floor, there is an excellent Fifth Guest Double Bedroom located under the eaves of the property with attractive sloping ceiling heights rising to a dormer window to the front.

In addition to this room, there is a substantial boarded Loft Room with skylight windows and with excellent potential to be converted into additional living space, subject to any necessary consents.

Externally, a Driveway provides access to the Large Integral Garage with access into the house.



The Gardens to the property have been professionally landscaped to a stylish theme with a large timber decked and stone paved patio area adjacent to the back of the house, accessed via the French doors from the open plan Dining Kitchen with Living Area. Beyond this, the Garden is laid to lawn with mature borders stocked with a wide variety of shrubs, bushes and climbing plants. There is a further Sitting area to the far end of the garden approached through a circular walk through feature.

This house could be moved into with the minimum of fuss and is offered for sale with No Chain.



Approx Gross Floor Area = 2303 Sq. Feet
(Including Garage) = 213.9 Sq. Metres

