



**GASCOIGNE
HALMAN**

GLEYVE, HIGH LEGH

THE AREAS LEADING ESTATE AGENT

A fabulous, well-presented, and particularly versatile two/three double bedroom detached house with conservatory overlooking the immaculate larger than average rear garden with patio. Due to the size of the plot and adjoining garage, there is fantastic scope and potential to extend (subject to the required planning consent).

The current owner has recently re-decorated throughout in neutral tones, and the electrical consumer unit was updated in circa 2023. Accommodation briefly comprises; Welcoming hallway with cloakroom/W.C, bright and spacious living/dining room, fitted kitchen, and a versatile reception or occasional bedroom 3 opens through into the conservatory. On the first floor there are two double bedrooms, with the Principal bedroom benefitting from two sizeable eaves storage cupboards. A bathroom with 3-piece suite completes the accommodation. Warmed by a GCH system and uPVC double glazed.

DIRECTIONS

SAT NAV: WA16 6PY

LOCATION

High Legh is a very desirable, semi-rural village with a short drive of both Knutsford & Lymm, which will provide for most shopping requirements.

The village offers excellent links to the North & South M6, the East/West M62, and the M56 into Manchester and North Wales. Manchester Airport is within a 20-minute drive, and Liverpool Airport is about 35 minutes. Warrington Bank Quay, about 20 minutes away, offers a direct rail link to London Euston.

High Legh has highly rated nursery & primary schools. The Community Bus Service takes older children to and from Lymm High School. Additionally, there is a bus service that serves the Private Schools; Manchester Girls High, Withington, and Manchester Grammar.

Socially, High Legh has a thriving community centre based around the Village Hall, St John's Church, a Tennis Club, a highly rated 27-hole Golf Course along with plenty of varied walks around the country lanes surrounding the village. There is a thriving Rugby Club in nearby Lymm & the Leisure Centres at Lymm & Knutsford are readily accessible.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band E

TOTAL FLOOR AREA

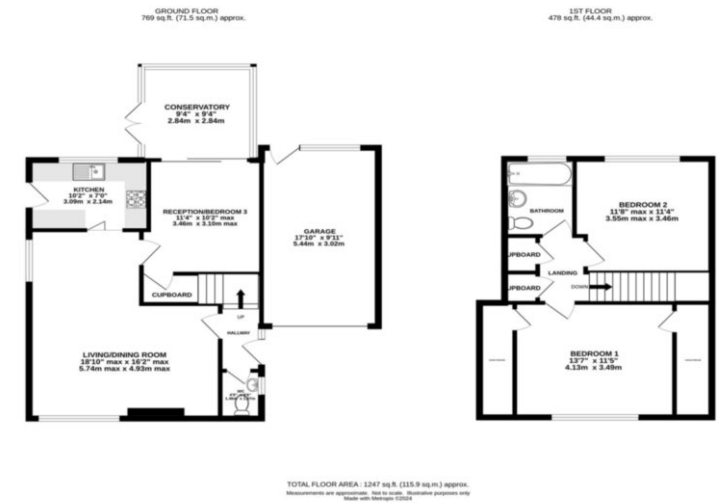
1247 Sqft approx

ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.