



**GASCOIGNE
HALMAN**

ROBERT MOFFAT, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A deceptively spacious and well-proportioned four bedroom, two bathroom extended detached bungalow with double detached garage, driveway, and well-tended private garden with patio.

Occupying a generous sized corner plot whilst requiring modernisation and refurbishment throughout, presents potential buyers with the opportunity to remodel/extend to individual taste and design.

Accommodation briefly comprises; Entrance Hall, cloakroom and shower-room, bright and spacious 24ft x 21ft approx. living dining room, and a separate kitchen/breakfast room. From here a door opens into a hallway which provides access to the four generous sized bedrooms and a family bathroom. Warmed by a GCH system and double glazed.

Externally a driveway extends to the detached double garage with pedestrian access into the rear garden. Due to the favourable corner position the property benefits from mature well-stocked front, side and pleasant rear gardens that provide a pleasant backdrop.

DIRECTIONS

Sat Nav : WA16 6PS

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

Services have not been tested and you are advised to make your own enquiries and/or inspections.

ENERGY PERFORMANCE RATING

TBC

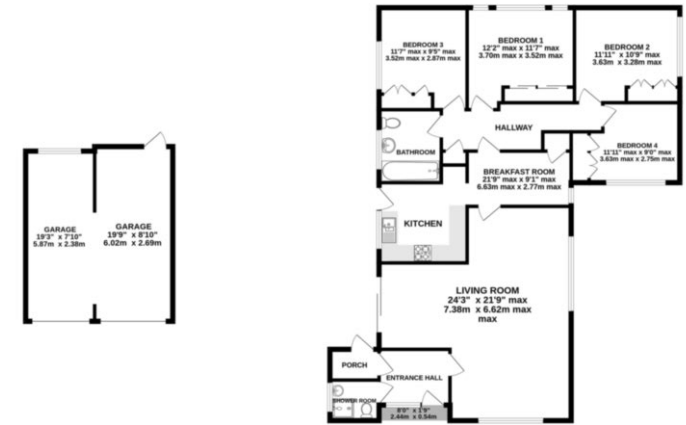
TOTAL FLOOR AREA

1613SQ FT approx

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1613 sq.ft. (149.8 sq.m.) approx.



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Measurements are approximate. Not to scale. Illustrative purposes only.
Taken with Metreage 12/2021

KNUTSFORD OFFICE

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