



**GASCOIGNE
HALMAN**

WOODLANDS CRESCENT, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An Exceptional, Well-Appointed Extended Semi-Detached Home nestled within a quiet and family-friendly cul-de-sac. This beautifully presented and thoughtfully extended three/four-bedroom semi-detached home offers generous and immaculate living space, ideal for modern family life.

The property enjoys a sizeable twin driveway, an integrated garage/workshop, and a meticulously maintained private rear garden, an idyllic setting for outdoor relaxation and entertaining.

A rare benefit of residing on Woodlands Crescent is use of a playing field and additional resident parking, enhancing the community feel of this sought-after location. In addition there is gated access to a public recreation area to the rear of the property.

Internal accommodation briefly comprises: Entrance porch, welcoming hallway, Bright and spacious living room with a feature log burner, impressive extended garden/family room overlooking the private rear garden, and an exceptional fully fitted dining kitchen with integrated appliances, separate utility room and cloakroom/W.C completes the ground floor.

The first floor benefits from three generously sized double bedrooms and a versatile fourth room ideal as a study or nursery. The generous sized Principal bedroom is complemented by a walk-in dressing room and a well-appointed En-suite. A contemporary 3-piece family bathroom serves the remaining bedrooms.

Externally, the delightful rear garden boasts a southerly aspect, mature planting, and a patio perfect for entertaining. The attractive frontage includes a well-kept lawn, twin driveway, and a charming Victorian-style street lamp, adding a touch of period character.

DIRECTIONS

Sat Nav - WA16 6LP

LOCATION

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

The village offers excellent links to the North and 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 and 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 and the Leisure Centres at Lymm and Knutsford are readily accessible.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council Tax Band D

ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

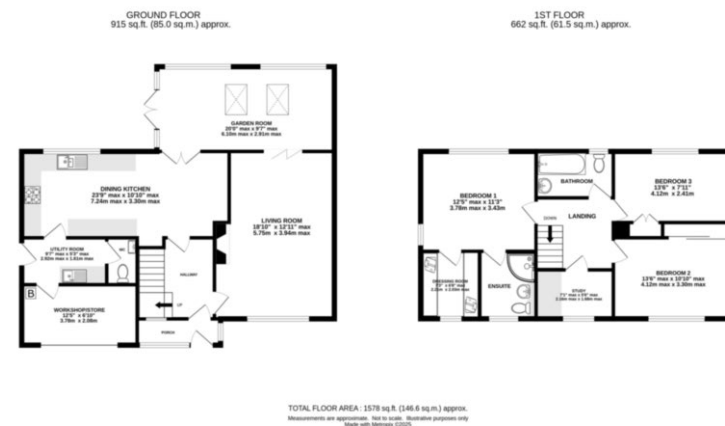
1578 sq ft

VIEWING

Viewing strictly by appointment through the agents

DINING KITCHEN

UTILITY ROOM



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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