



**GASCOIGNE
HALMAN**

WOODLANDS CRESCENT, HIGH LEGH

THE AREAS LEADING ESTATE AGENT

Situated within a sought-after private development, equidistant between Knutsford and Lymm, this well-presented home enjoys an enviable position overlooking a large open green, available exclusively for residents of this private road.

The property benefits from enclosed gardens and a driveway providing off-road parking. To the rear, the accommodation has been enhanced with the addition of a conservatory, while also offering excellent scope for further extension (subject to the necessary consents).

Internally, the house is neutrally decorated and well-maintained throughout, featuring a modern white kitchen and bathroom. The property forms part of a community of similar post-war homes and represents an ideal opportunity for buyers seeking a home in a desirable and convenient location with potential to grow.

DIRECTIONS

SAT NAV: WA16 6LP

LOCATION

High Legh is a desirable semi rural location within a short drive of Knutsford and Lymm which provide for most shopping requirements. The village offers the best of both worlds for family living with some beautiful country walks in the nearby countryside, yet for the

commuter within a short drive of the North West motorway network, Manchester International Airport and Rail Stations with intercity connections. There are excellent educational facilities in both the State and private sectors, the primary school in walking distance. For the sports person, the nearby Golf Club at High Legh has an excellent course and Leisure Centres affording most other activities in Lymm and Knutsford.

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council Tax Band: D

TOTAL FLOOR AREA

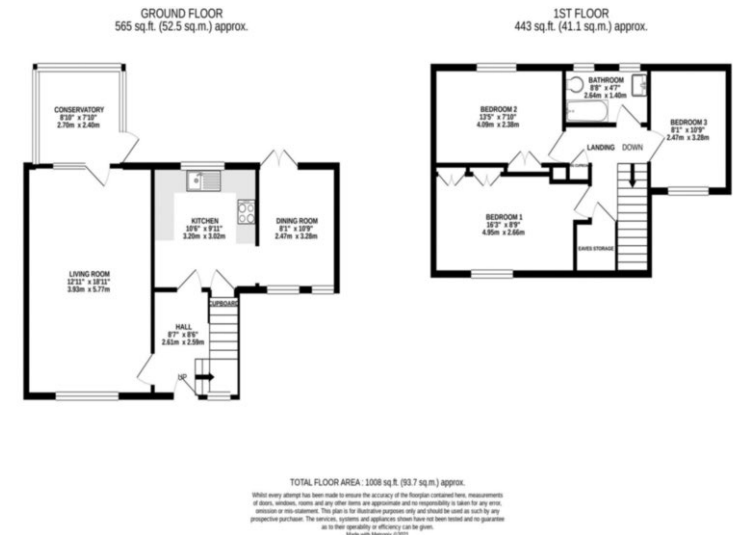
1008 SQFT approx

ENERGY PERFORMANCE RATING

D

VIEWINGS

Viewing strictly by appointment through the Agents.



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