



**GASCOIGNE
HALMAN**

CANDELAN WAY, HIGH LEGH

THE AREAS LEADING ESTATE AGENT



CANDELAN WAY, HIGH LEGH

An attractive, well-appointed, and particularly versatile two-bedroom, two-bathroom cottage-style end terrace home with an impressive rear garden and driveway. This beautifully presented and unique property offers tasteful décor throughout, with spacious and flexible accommodation that will appeal to a range of buyers.

Not to be missed, the home comprises an inviting entrance hall leading to a bright and spacious vaulted living room with feature windows and a central fireplace housing a log burner - perfect for cosy autumn and winter evenings. The fabulous kitchen diner includes a stylish island and French doors that open to a superb garden room, providing an ideal space for relaxation or entertaining. Off the kitchen, double doors lead to a versatile reception room or occasional bedroom, complemented by a separate cloakroom and WC. A dedicated study completes the ground-floor accommodation.

Upstairs, a particular feature of note is the galleried landing overlooking the living area. There are two impressive double bedrooms with fitted wardrobes, including a principal bedroom with a modern en suite, and a stylish three-piece family bathroom completing the accommodation.

Outside, the private and enclosed landscaped rear garden caters perfectly for outdoor entertaining and features a covered seating area, while the front offers generous driveway parking complemented by mature shrubs and bushes.

This FREEHOLD home extends to approximately 1,161 sq ft and is situated in a family-friendly cul-de-sac. High Legh is an attractive village in Cheshire East, approximately six miles northwest of Knutsford and twelve miles southwest of Manchester city centre. It offers a welcoming community centred around High Legh Village Hall and a range of local amenities, including High Legh Park Golf Club, Tennis Club, Primary school, and a children's playground. Its excellent location provides convenient transport links across the North West including easy access to Manchester Airport. While nearby Knutsford and Altrincham offer rail connections for commuters.





DIRECTIONS

SAT NAV: WA16 6TP

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All main 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

ENERGY PERFORMANCE RATING

C

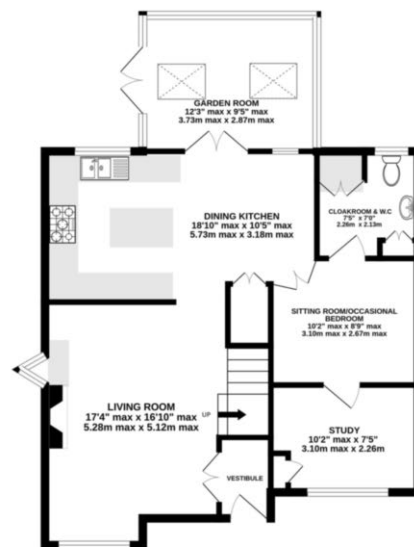
TOTAL FLOOR AREA

1161 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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