



**GASCOIGNE
HALMAN**

ROBERT MOFFAT, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

| £585,000

A deceptive family house with flexible accommodation and huge potential to extend on a private corner plot between Lymm and Knutsford

This detached dormer house offers good family sized accommodation arranged over two floors with great flexibility. Given the nature of the design it also lends itself to an extension as so many other similar properties have done, over the garage especially. It is situated on a pleasant and private corner plot, amongst established gardens which have a westerly aspect and features an old ornamental wall. A driveway to the front provides plenty of parking and access to the sizable attached garage.

The property has been well maintained over the years although "of a time" and perhaps now requires a general scheme of straight forward modernisation, although perfectly ready to move straight into of course! An enclosed porch leads to the garage and utility room with an inner hallway serving the "L" shaped living/dining room, breakfast kitchen and two double bedrooms/reception rooms with shower room. On the first floor there are two more double bedrooms, one with an en-suite wash room, a bathroom with separate WC and a walk in airing cupboard.

DIRECTIONS

SAT NAV - WA16 6PS

LOCATION

The rural community of High Legh has a number of farm shops, a small primary school, church and a couple of pubs.

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

It is also home to High Legh Garden Centre and High Legh Golf Club, and near to the renowned Mere Golf Resort and Spa.

The development is about 3 miles from the picturesque Lymm Village and about 5 miles from the market town of Knutsford, home to major supermarket brands, the beautiful Tatton Park estate and a mainline train station. Manchester city centre is about half an hour and Liverpool about an hour by car, and drivers can be at the M6 / M56 interchange in less than 10 minutes, and Manchester International Airport in about 15.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Band F

ENERGY PERFORMANCE RATING

EPC Rating:- E

VIEWING

Viewing strictly by appointment through the Agents.

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.



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.