



**GASCOIGNE
HALMAN**

PHEASANT WALK, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



PHEASANT WALK, HIGH LEGH, KNUTSFORD

£595,000

A well presented, detached family home lying on the edge of a popular development, overlooking woodland, in a much sought after village, equidistant between Lymm and Knutsford. NO CHAIN.

Really well presented detached family home

Lovely position on the edge of open countryside with woodland opposite

Within easy walking distance of High Legh Primary School

Within walking distance of High Legh Park Golf Club & Driving Range

Four bedrooms and two bathrooms (one en-suite)

NO CHAIN





Pheasant Walk forms part of a modern development constructed by Messrs Sunlegh Homes about 55 years ago with this property lying on the very edge and therefore having a lovely wooded aspect opposite. Set back from the road a wide driveway provides plenty of off road parking and access to the part integral garage. There are well kept lawned gardens to the front and to the rear the latter having a westerly aspect which catches the late afternoon sun on one of the terraced patios. These gardens are not directly overlooked and enclosed.

Our client has been in occupation for about 50 years and as such has maintained the house extremely well, modernising the accommodation over time. More recently the breakfast kitchen has been re-fitted with a fashionable range of units with integrated appliances and both bathrooms with modern white suites. The house has been extended by way of a large conservatory and usefully bedroom four has been very well fitted with office furniture, perfect for those working from home or perhaps as a hobby room.

DIRECTIONS

SAT NAV WA16 6QA

LOCATION

The rural community of High Legh has a number of farm shops, a small primary school, church and a couple of pubs. 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. Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC RATING:- C

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.

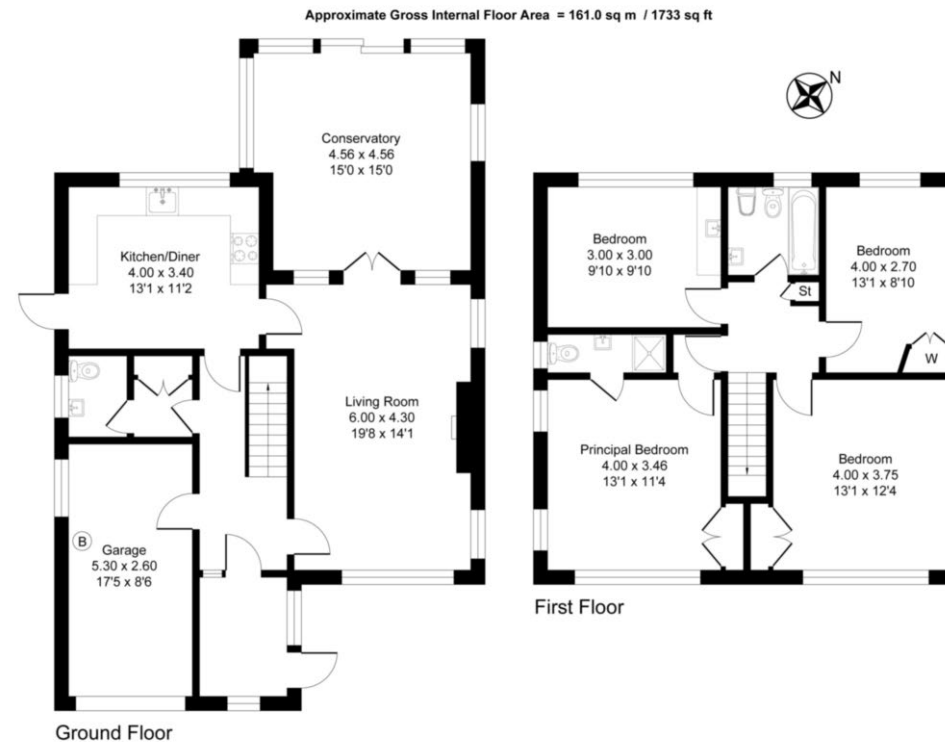


Illustration for identification purposes only, measurements are approximate, not to scale.

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