



**GASCOIGNE
HALMAN**

SURRIDGE, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



SURRIDGE, HIGH LEGH, KNUTSFORD

£480,000

Situated towards the head of the cul-de-sac this detached house occupies lovely and generous gardens and an open aspect over woodland adjacent to High Legh Park Golf Club and open countryside.

Enviably positioned on the edge of the development overlooking woodland

Generous well stocked gardens with a private westerly aspect

Driveway, carport and garage

Within easy walking distance of High Legh Park Golf Club, open countryside and the Primary School

Excellent commuter links to the nearby M6/M56 and Manchester Airport

Almost equidistant between Lymm and Knutsford





This detached property lies on the very edge of a modern development and over more recent years has been modestly extended to the rear but provides great scope to be considerably further extended subject to planning permission. It occupies generous and private gardens which are not directly overlooked and have the advantage of a westerly aspect. Lying towards the head of the cul-de-sac and the very edge of the development this location also has the benefit of an open lightly wooded aspect to the front towards open countryside.

The accommodation is arranged over two floors and as mentioned has been extended across the rear providing a larger second reception room and breakfast kitchen. There is a larger reception room to the front and off the hall a useful cloakroom/WC. The first floor provides three bedrooms and a fully tiled white bathroom.

DIRECTIONS

SAT NAV WA16 6PU

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 Park 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 Borough Council Tax Band:- E

ENERGY PERFORMANCE RATING

EPC RATING:- D

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.

Approximate Gross Internal Floor Area = 129.3 sq m / 1392 sq ft

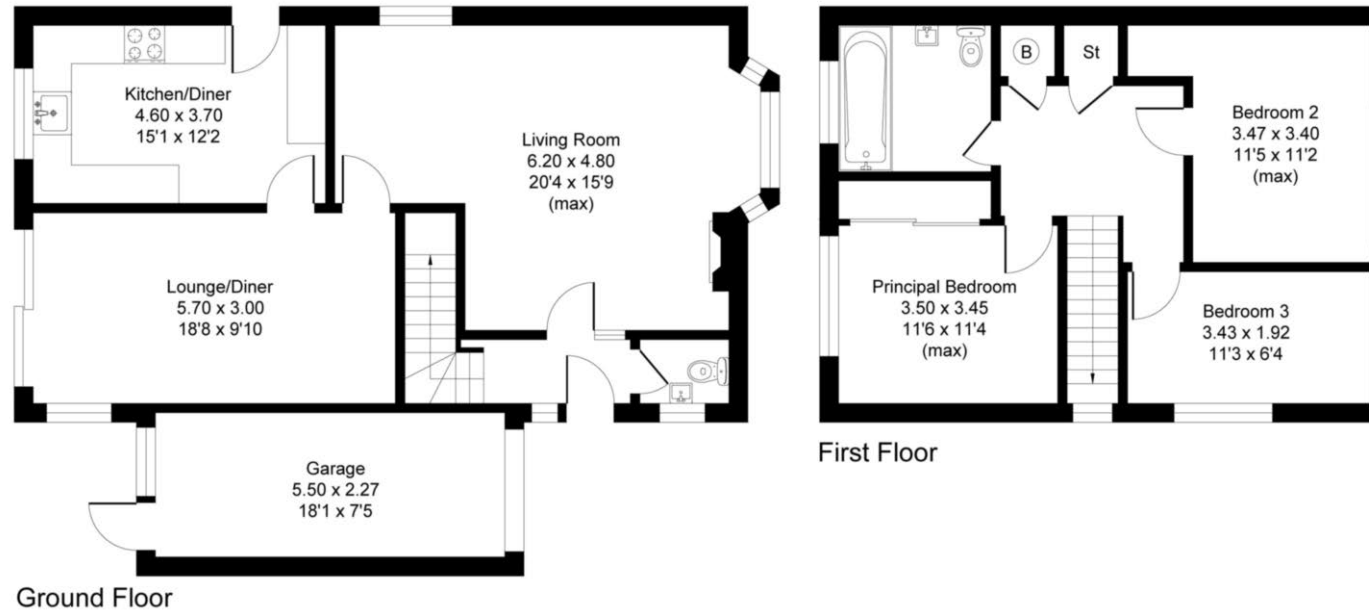


Illustration for identification purposes only, measurements are approximate, not to scale.

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