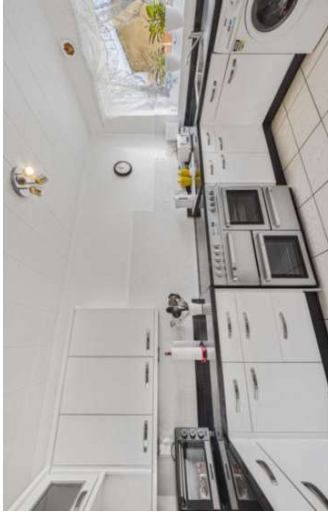




**GASCOIGNE
HALMAN**

RENSHERDS PLACE, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

£275,000

Situated in the desirable cul-de-sac location of Rensherds Place, High Legh. This charming three-bedroom terraced property is now available for sale. Boasting a Freehold tenure, this property offers over 1000 sq ft of living space with no onward chain, making it an versatile purchase for a variety of buyers.

Upon entering, you are greeted by an entrance hallway, leading to a good sized living / dining room with oversized windows allowing an abundance of natural light. The property also benefits from a fitted kitchen, downstairs W/C and ample storage adding convenience to everyday living.

This property features three well-proportioned bedrooms, ideal for growing families or those in need of extra space. The substantial family bathroom provides an insight to the amazing potential Rensherds Place has to offer.

Further enhancing the appeal of this home is the single garage alongside a driveway. The private enclosed garden provides a secure outside space for relaxing and outdoor activities. In addition the property is conveniently located for High Legh Primary School and also offers easy access to both the M56 and M6 motorway networks.

With an asking price of £275,000, this property presents a fantastic opportunity to own a comfortable and stylish home in a sought-after location. Don't miss out on the chance to make this property your own. Contact Gascoigne Halman today to arrange a viewing.

DIRECTIONS

SAT NAV WA16 6NG

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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

GRANT OF PROBATE

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band:- C

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

EPC RATING:- D

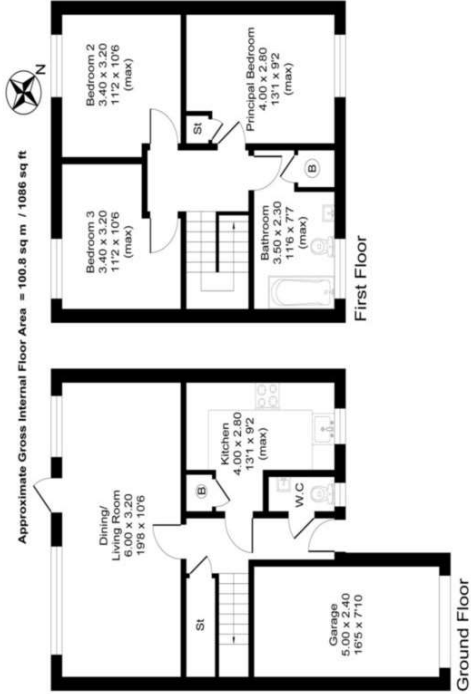


Illustration for identification purposes only, measurements are approximate, not to scale.

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