



16 Egerton, High Legh, Knutsford, WA16 6PT

£850,000





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THIS IS A SPACIOUS FAMILY HOME FINISHED TO A HIGH STANDARD IN A POPULAR AREA OF HIGH LEGH. The property is approached over a wide driveway leading to the garage. Light and airy hallway, utility room and further hallway leading to three reception rooms and a shower room. This area would be ideal as an annexe for an elderly relative or even a teenager. There is a large open plan kitchen with integrated appliances and peninsular bar, snug area with wood burning stove and dining. This is a perfect family area leading out into the garden via three sliding doors. Upstairs the spacious landing gives access to the master bedroom with fitted wardrobes and ensuite, a further guest suite with fitted wardrobes and ensuite, two further bedrooms and a family bathroom. Externally there are manicured gardens wrapping around three sides with lawns and mature shrubs and trees. THIS TRULY IS A FAMILY HOME SITUATED CLOSE TO HIGH LEGH PRIMARY SCHOOL OR SUITABLE FOR MIXED GENERATION LIVING.

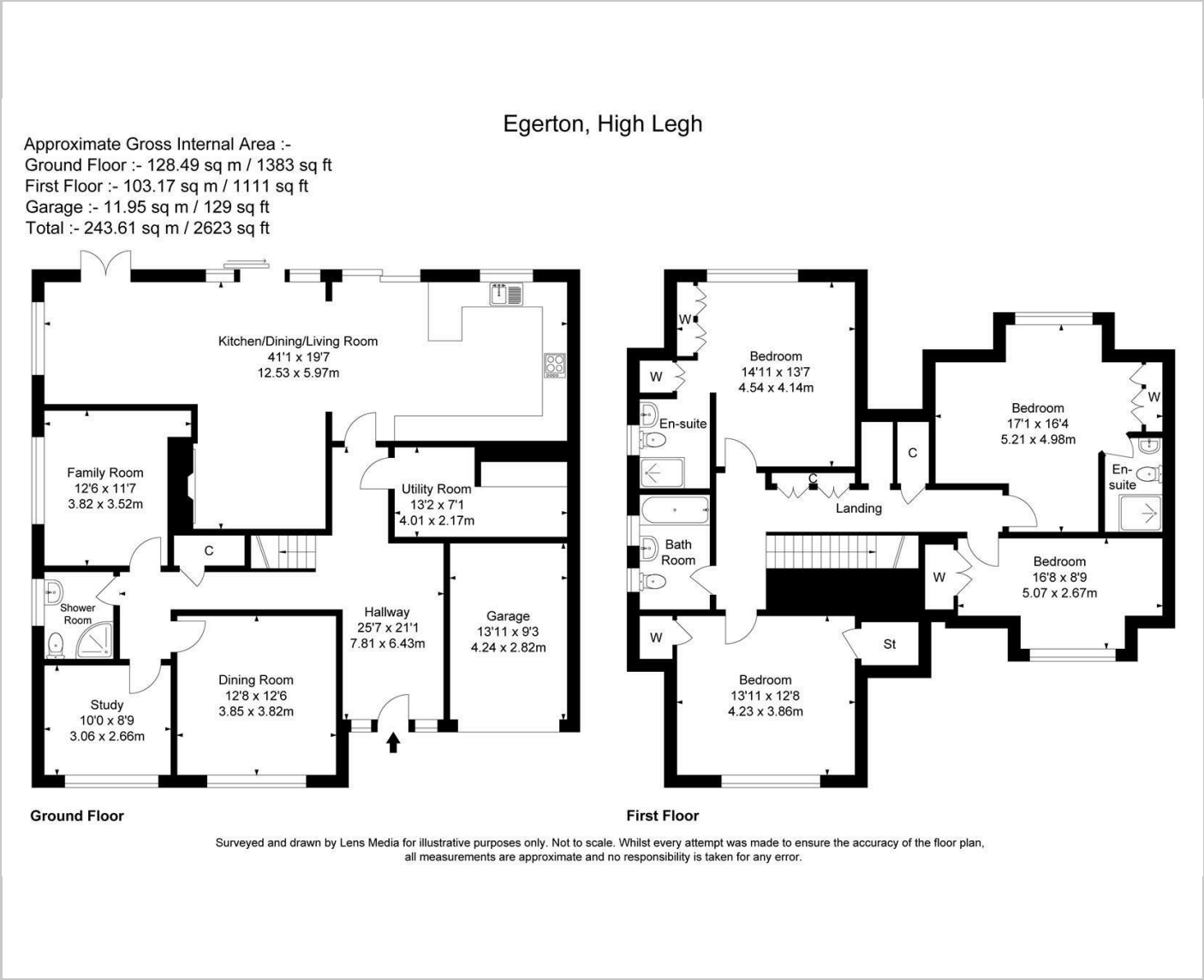
## Description



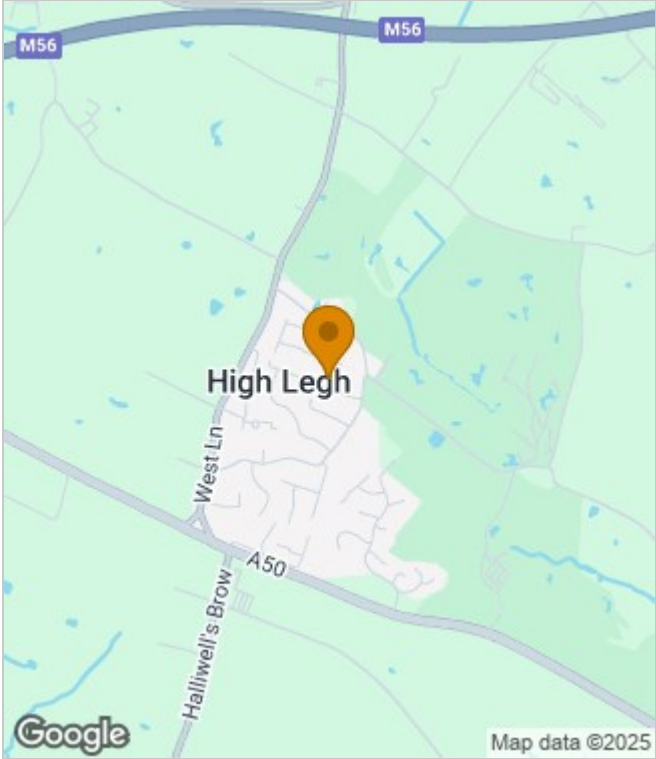
Council Tax Band: F



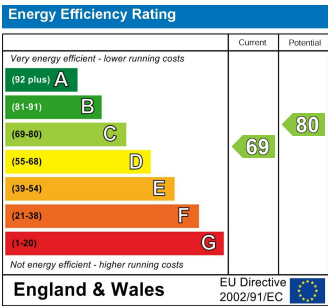
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.