



27 Egerton, High Legh, Knutsford, WA16 6PT

£475,000





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A spacious detached property situated on a popular road in High Legh. Comprising hallway with access to the integral garage, cloak/wc, 26' through living/dining room with patio doors and window to rear overlooking the lovely garden and picture window to the front. Feature fireplace. Dining kitchen with access to outside. There are four double bedrooms (two with fitted wardrobes) and a bathroom. To the front of the property there is a tiered garden with parking and driveway. To the rear there is a large mature garden with lawn, veg patch, mature shrubs and trees together with patio areas.



Description



Council Tax Band: F



**Egerton**

**Total Approx. Floor Area 1521 Sq.ft. (141.3 Sq.M.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

The floor plan is divided into two main sections: the Ground Floor on the left and the First Floor on the right. A compass rose in the top right corner indicates that North (N) is pointing towards the bottom right, South (S) towards the top right, East (E) towards the top left, and West (W) towards the bottom left.

**Ground Floor**

- Kitchen:** 13'1 x 10'8 (3.98 x 3.26m)
- Living/Dining Room:** 25'11 x 14'7 (7.90 x 4.45m)
- Hall:** 14'11 x 6'4 (4.54 x 1.93m)
- Garage:** 17'2 x 8'4 (5.22 x 2.55m)
- WC:** Located near the kitchen.
- C:** A small room or closet near the hall.
- Stairs:** Indicated by an arrow pointing up from the hall.

**First Floor**

- Bedroom 1:** 10'4 x 9'10 (3.16 x 2.99m)
- Bedroom 2:** 12'11 x 9'6 (3.93 x 2.89m)
- Bedroom 3:** 16'1 x 11'2 (4.90 x 3.41m)
- Bedroom 4:** 12'10 x 12'10 (3.91 x 3.91m)
- Bathroom:** 7'8 x 6'5 (2.28 x 1.99m)
- Landing:** 14'0 x 6'9 (4.26 x 2.06m)
- A/C:** Located near the top right bedroom.
- W:** Two windows located at the bottom of the landing area.

**Ground Floor**  
Approx. Floor Area 792 Sq.Ft (73.6 Sq.M.)

**First Floor**  
Approx. Floor Area 729 Sq.Ft (67.7 Sq.M.)

## A map of High Legh, Greater Manchester, showing its location relative to the M56 and A50 roads. The map features a green background with blue lines representing roads and water. A red pin marks the location of High Legh. The M56 road is visible at the top, and the A50 road runs diagonally through the center. The text 'High Legh' is prominently displayed in the center. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		69	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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