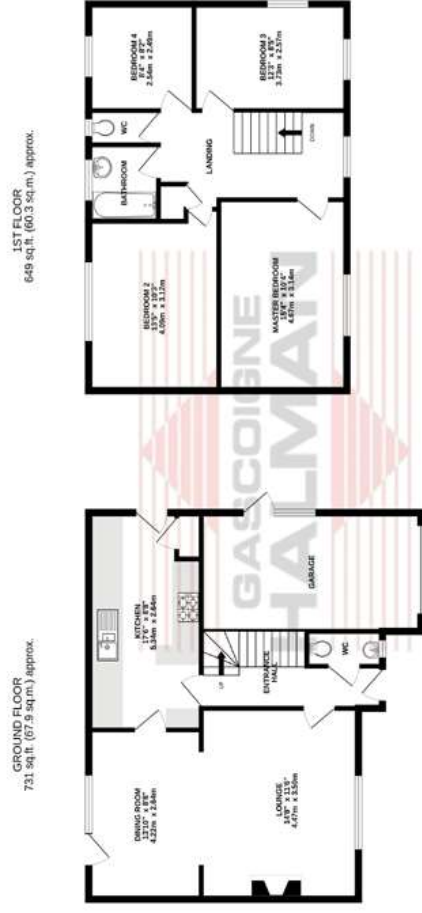


27 LEGH ROAD
Prestbury
GUIDE PRICE
£750,000



Situated on a quiet, sought-after Legh Road, this attractive four bedroom detached house offers an excellent opportunity for buyers looking for a wonderful family home.

GASCOIGNE HALMAN



TOTAL FLOOR AREA: 1380 sq ft (128.2 sq m) approx.
Measurements are approximate. Not to scale. Consult sales representative for details.
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NOTICE
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Prestbury

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- NO ONWARD CHAIN
- DETACHED HOUSE
- FOUR BEDROOMS

- CLOSE TO THE HEART OF PRESTBURY VILLAGE
- QUIET ROAD CLOSE TO THE STATION
- IN NEED OF MODERNISATION

GUIDE PRICE
£750,000

27 LEGH ROAD
Prestbury



The house is now in need of modernisation and updating, offering considerable scope for a purchaser to refurbish and personalise the accommodation to their own taste. The layout also provides a good foundation for creating a contemporary family home in a highly desirable village setting. Prestbury village centre is within easy walking distance, providing a range of local amenities, shops, cafés, pubs and restaurants, while the railway station is also conveniently close by, making the property particularly well placed for commuters.

The property provides approximately 1,475 sq ft of accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a spacious lounge with separate dining room. A fitted kitchen which

overlooks to beautiful mature gardens with pantry storage, downstairs WC and an integral garage.

Upstairs the house offers a fantastic large and bright landing space with four well-proportioned bedrooms with a family bathroom and separate WC. The landing also lays host to good storage and access to the loft.

To the rear, the property enjoys a particularly pleasant and established garden, with mature trees, shrubs and lawn providing a good degree of privacy. There is also a generous paved terrace, ideal for outdoor dining and entertaining. To the front, a substantial block-paved driveway provides ample off-road parking and access to the integral garage alongside a front garden area with plenty of protection for privacy.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

DIRECTIONS
SatNav purposes: SK10 4HX

TENURE

Freehold. (Subject to verification by solicitors)
SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

CHESHIRE EAST. Council tax band: F

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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