



**GASCOIGNE
HALMAN**

LEIGH OAKS, WOODLANDS CRESCENT, HIGH LEGH,
KNUTSFORD, EPC RATING - D / COUNCIL TAX BAND -G

THE AREAS LEADING ESTATE AGENT



LEIGH OAKS, WOODLANDS CRESCENT, HIGH LEGH, KNUTSFORD, EPC RATING - D / COUNCIL TAX BAND -G

Offers Over £800,000

Nestled in the serene Woodlands Crescent of High Legh, this charming and rustic detached property with approximately 2282 sqft of living accommodation exudes warmth and character. Lovingly designed and built in 1991 by the current owners, this elegantly named property "Leigh Oaks" boasts a delightful blend of high quality construction and offers rustic charm throughout, a rare find in today's market.

Charming three bedroom detached property

Fitted kitchen with feature Aga cooker

Sun room

Living room, dining room & sitting room

Lovingly built in 1991 by the current owners

Private gardens

Substantial detached double garage

Three good sized bedrooms





Upon entering, you are greeted by four inviting reception rooms including a cozy living room, elegant dining room, a relaxing sitting room, and a sun-drenched sunroom, offering ample space for entertaining or quiet relaxation. The heart of the home is the fitted kitchen featuring a captivating Aga cooker, adding a touch of traditional charm.

Upstairs, three generously sized bedrooms provide comfortable retreats, complemented by a well-appointed family bathroom. Outside, the property is embraced and surrounded by private mature gardens. Completing this idyllic setting is a substantial detached double garage and a good sized driveway, providing ample space for both parking and storage.

Priced at offers over £800,000, this is an opportunity not to be missed. Contact us today to arrange a viewing and make this exceptional individual property your own.

DIRECTIONS

SAT NAV WA16 6LP

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band:- G

ENERGY PERFORMANCE RATING

EPC RATING:- D

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.

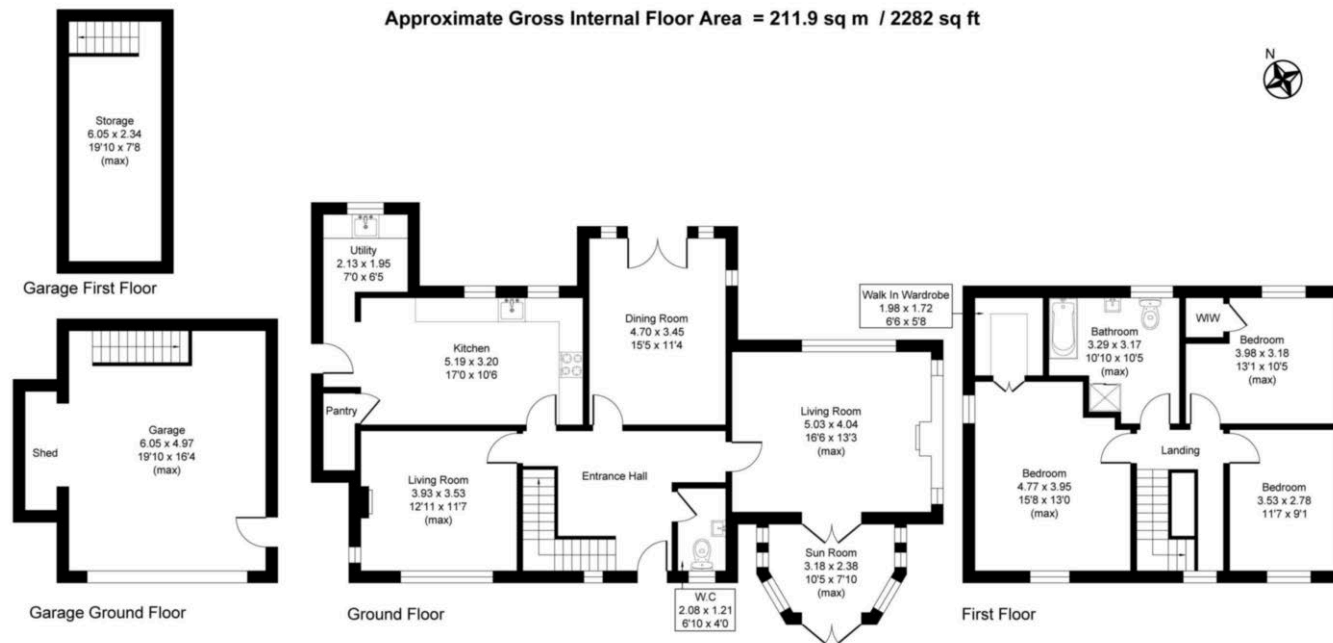


Illustration for identification purposes only, measurements are approximate, not to scale.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**