



FREEHOLD

Bungalow - Detached

# WILLOW GOLBORNE LANE, HIGH LEGH, WA16 0RD

## £450,000

### FEATURES

- Detached two bedroom bungalow
- Generous 0.474 acre plot
- Excellent proximity to Knutsford, Lymm and transport links
- Chain free
- Spacious and private setting
- Semi-rural High Legh location
- Private entrance and driveway



## 2 Bedroom Bungalow - Detached located in High Legh

Offering a rare opportunity to acquire a home set within substantial grounds in a highly desirable Cheshire location, this property is ideally suited to buyers seeking privacy, space, single-storey living, all within easy reach of Knutsford, Lymm and major transport links.

The property is approached via a private driveway off Golborne Lane, providing ample off-road parking.

Internally, the accommodation is well arranged and offers comfortable living throughout. A bright lounge enjoys pleasant views over the surrounding greenery, creating a calm and relaxing environment. The kitchen is positioned to the rear and offers good functionality, with clear scope for modernisation or reconfiguration to suit contemporary living preferences.

The bungalow provides two bedrooms, including a well-proportioned principal bedroom. The second bedroom offers flexibility for guest accommodation, a home office or additional reception space. The accommodation is served by a modern Jack and Jill bathroom, featuring a walk-in shower, wash hand basin and W/C.

Externally is where the property truly excels. Extending to approximately 0.474 acres, the grounds provide an exceptional amount of outdoor space—rare for this type of property and location. The garden includes a pond that attracts a variety of wildlife, while mature hedging borders the plot to enhance privacy and seclusion.

The property is serviced by electric heating and a shared septic tank system,

reflecting its semi-rural setting whilst still remaining conveniently close to nearby towns and amenities.

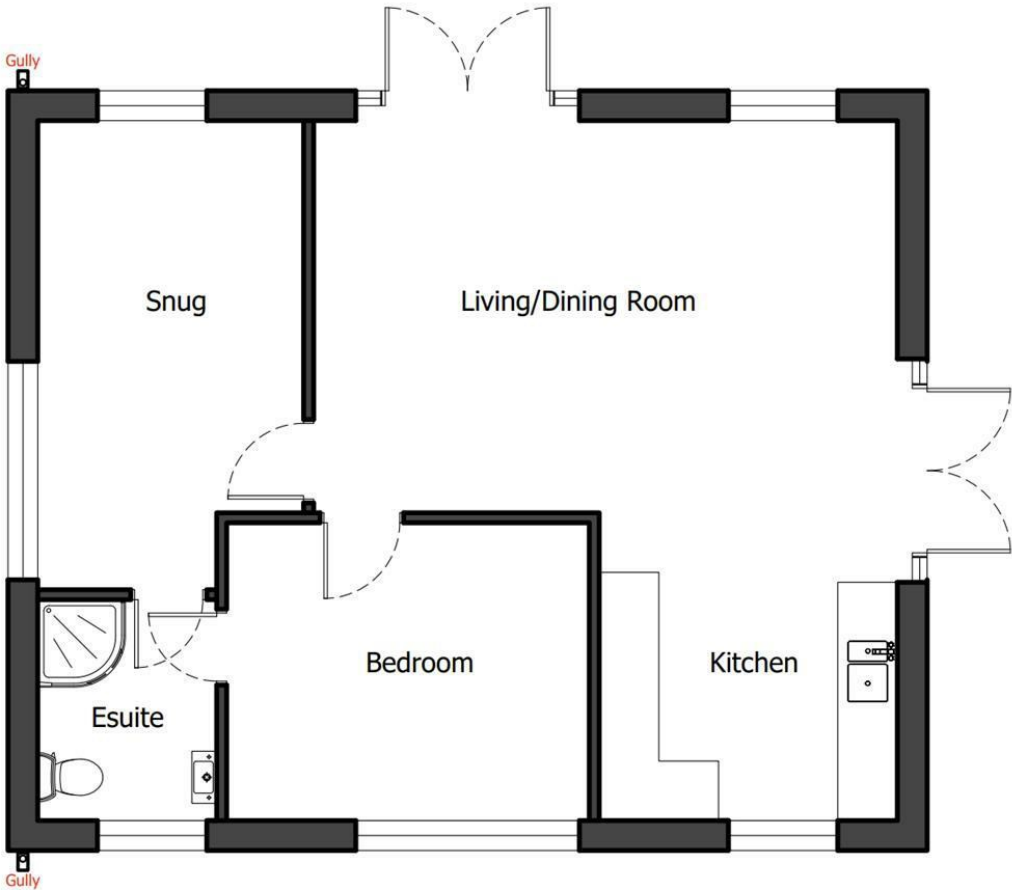


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**Council Tax Band  
 Exempt**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

