







2 Copper Beeches

West Lane, High Legh, Knutsford

A stylish four-bed home in gated Copper Beeches, High Legh. Open-plan living, en suite, west-facing garden, two parking spaces. Close to Lymm, Knutsford, schools, and motorway links.

Council Tax band: F

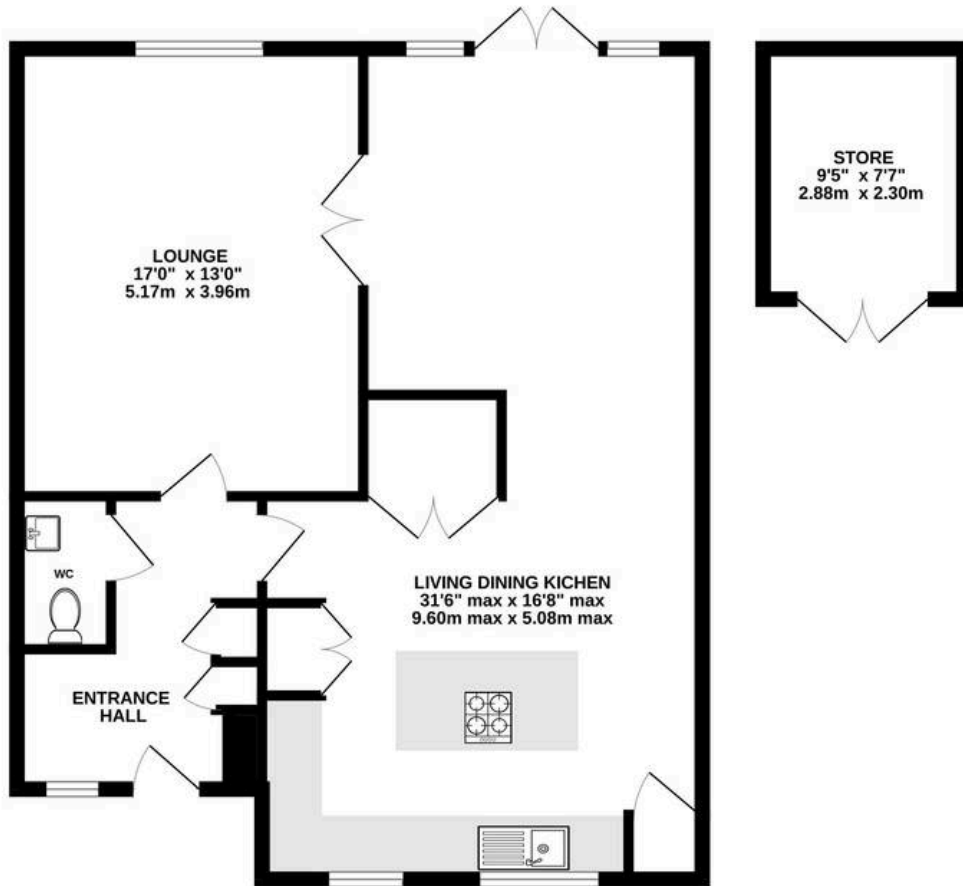
Tenure: Freehold

EPC Energy Efficiency Rating: C

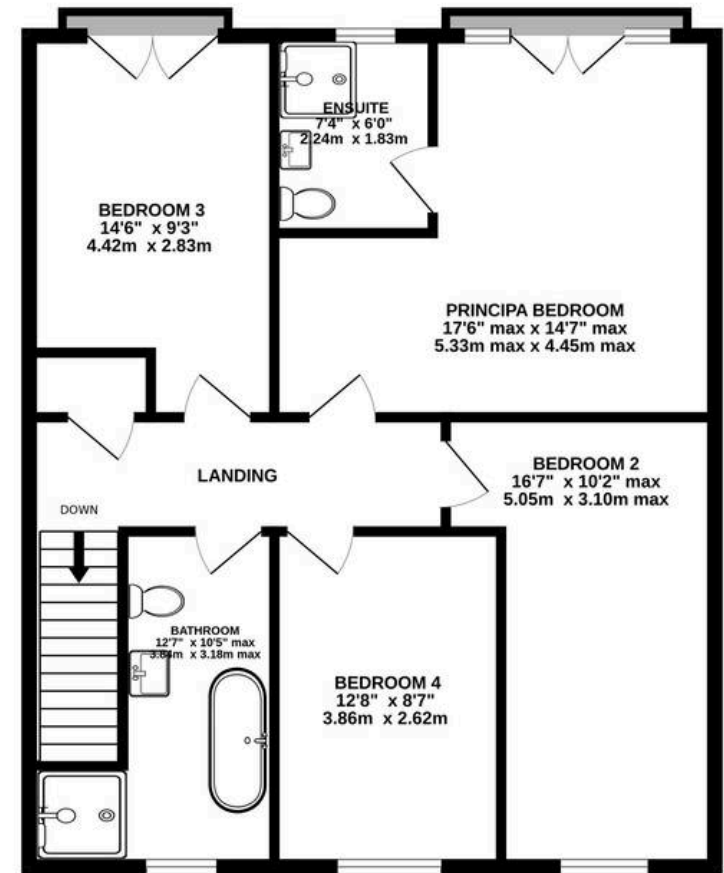
- Exclusive gated courtyard development in a highly sought-after semi-rural High Legh location.
- Superb access to Lymm, Knutsford and the motorway network, with excellent local school catchments.
- Stunning 31ft open-plan living dining kitchen, ideal for modern family living and entertaining.
- Four well-proportioned bedrooms, including a spacious principal suite with en-suite shower room.
- West-facing rear garden enjoying excellent privacy, afternoon/evening sunshine and natural light.
- Two allocated parking spaces to the front, plus additional visitor parking within the development.
- No onward chain



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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