



 Stuart
Rushton
& COMPANY

 Stuart
Rushton
& COMPANY

10 Venables Way, High Legh – WA16 6LY

£449,950





10 Venables Way

High Legh, Knutsford

An attractive two bed detached home in quiet High Legh cul-de-sac. Extended kitchen, conservatory, garage, private garden, en suite, off-road parking. No chain. Ideal for families or downsizers.

Council Tax band: E

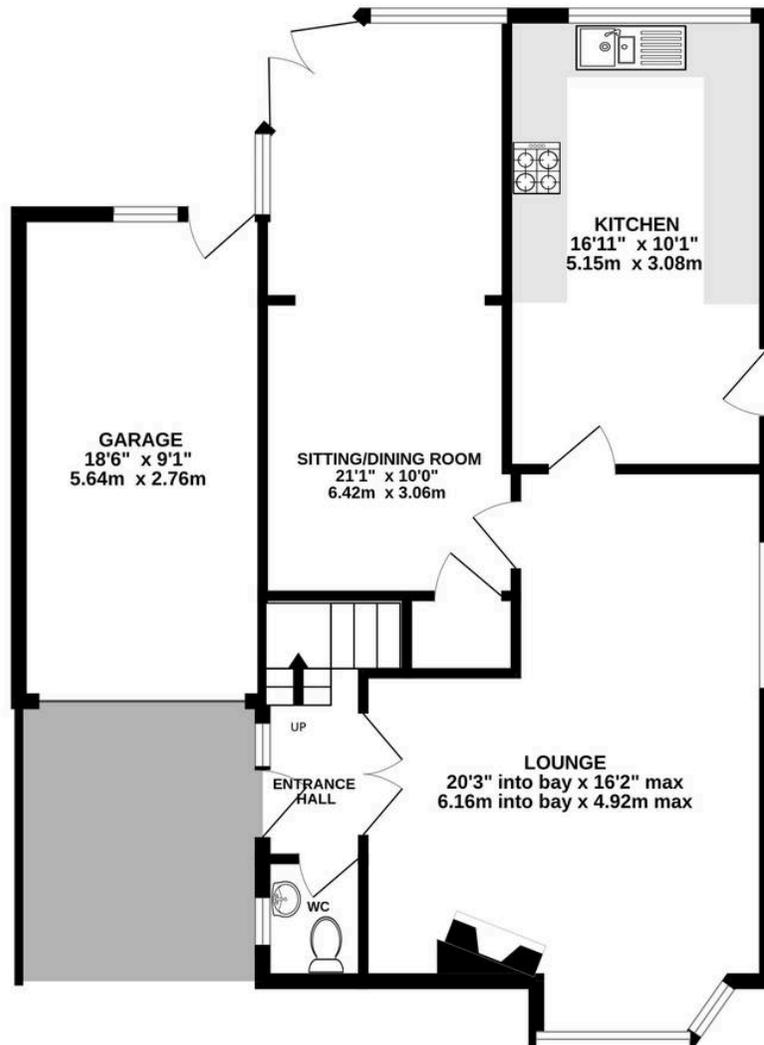
Tenure: Freehold

EPC Energy Efficiency Rating: D

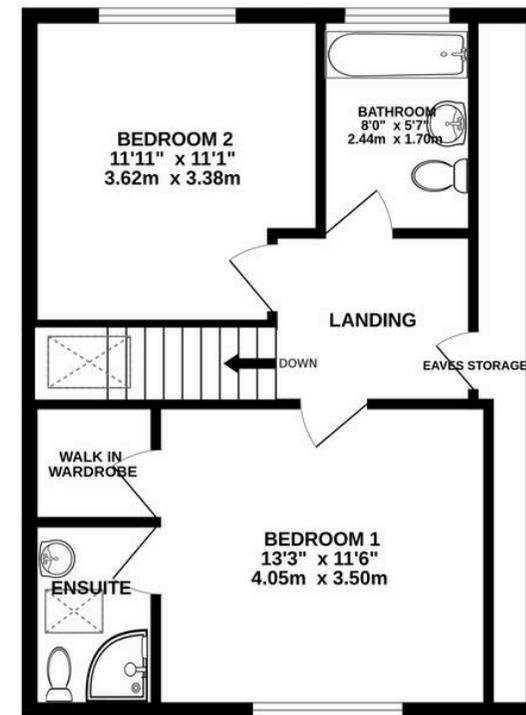
- Brilliant cul-de-sac location, quiet and secluded.
- Extended to the rear, enhancing the kitchen and the dining room, plus a conservatory.
- Downstairs WC and attached garage, ideal for utilities.
- Front garden, driveway and landscaped rear garden with good privacy.
- Popular position for downsizing or first homes, ideal for school catchments.
- No onward chain.



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.