



 Stuart  
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11 Candelan Way, High Legh - WA16 6TP

£499,995



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# 11 Candelan Way

High Legh, Knutsford

Beautifully presented two-bed semi in High Legh with high-quality finishes, three reception rooms, hand-crafted kitchen, two bathrooms, south-facing garden, and great access to local towns.

Council Tax band: C

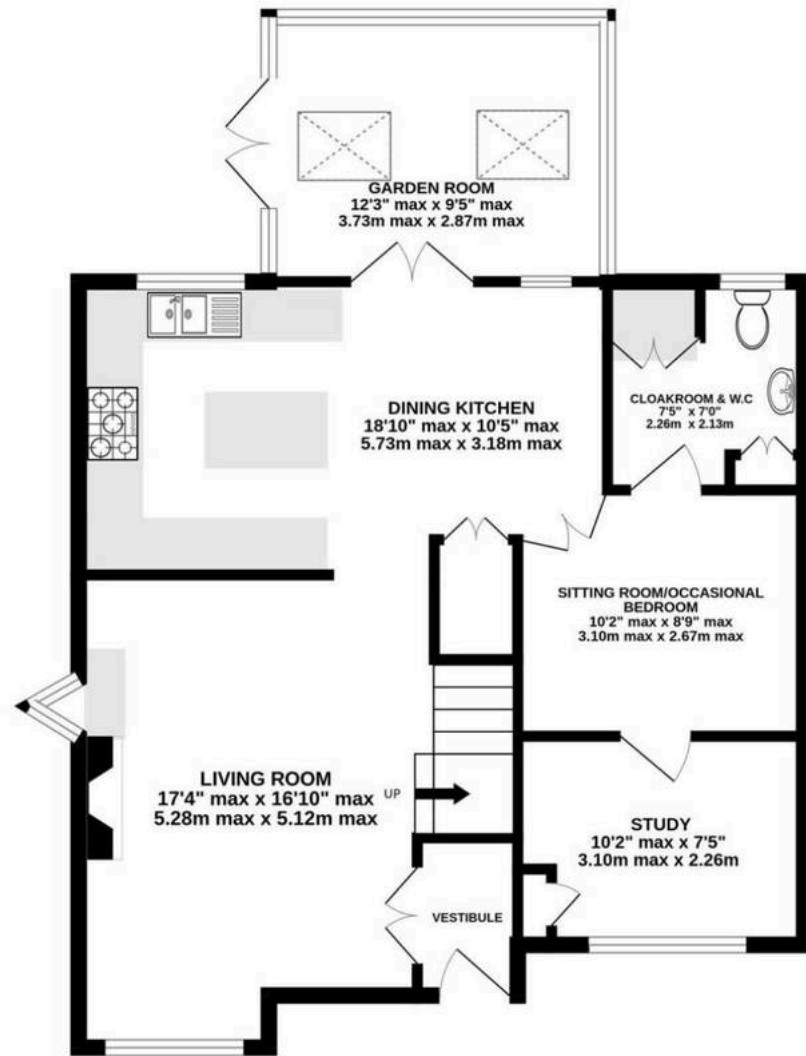
Tenure: Freehold

EPC Energy Efficiency Rating: C

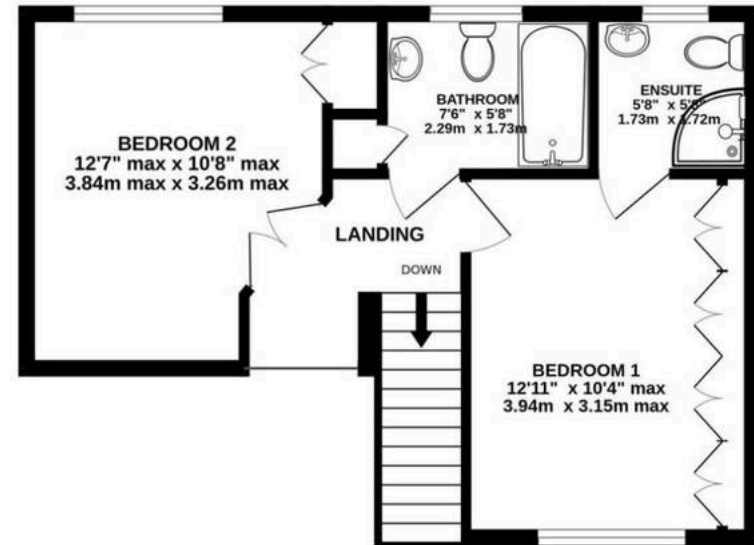
- Beautifully presented and deceptively spacious
- High quality fixtures and fittings throughout, including a beautiful hand-crafted kitchen
- Brilliant ground floor layout with three reception rooms, dining kitchen, study and utility/downstairs WC
- Flexible accommodation with option for a ground floor bedroom
- Beautifully landscaped south facing rear garden, low maintenance and with covered entertaining area
- Two double bedrooms with wardrobing and two modern bathrooms
- Quiet yet convenient setting, minutes drive from Knutsford, Lymm and Altrincham
- Large, block paved driveway with parking for several vehicles



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Stuart Rushton & Company

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