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Avenue Cottage West The Avenue, High Legh – WA16 6ND
£325,000





Avenue Cottage West

The Avenue, High Legh, Knutsford

A charming 2-bed semi-detached cottage with wrap-around gardens, dual-aspect lounge, garage, and two parking spaces in sought-after High Legh. Convenient for Knutsford and motorway links.

Council Tax band: E

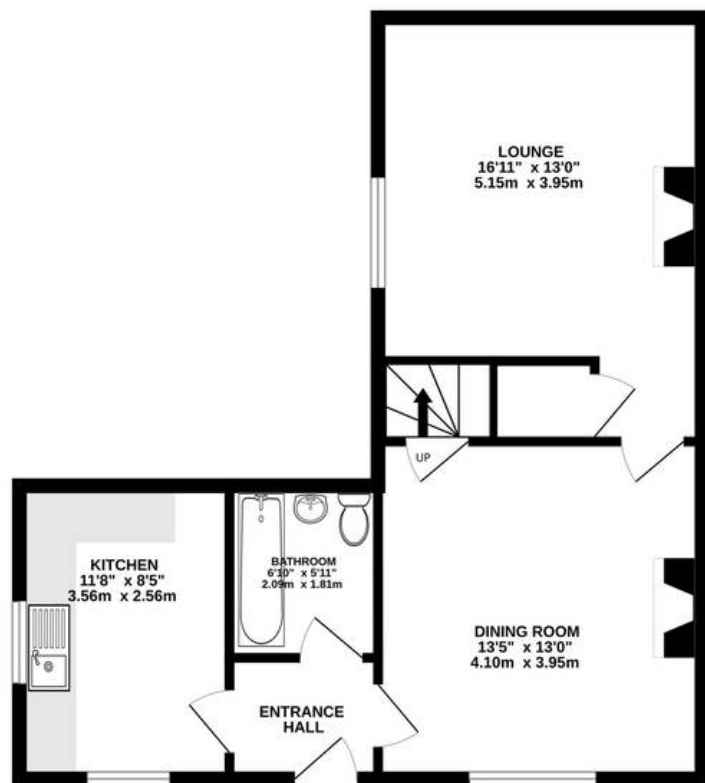
Tenure: Freehold

EPC Energy Efficiency Rating: D

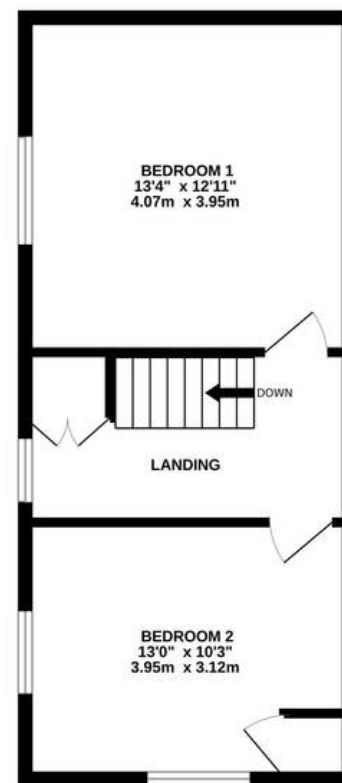
- Charming two-bedroom semi-detached cottage in the highly desirable village of High Legh, offering character, generous living space and approximately 950 sq.ft. of accommodation plus garage.
- Beautiful mature wrap-around gardens, providing a private and established outdoor setting with ample space for relaxing, entertaining and enjoying the changing seasons.
- Spacious accommodation including a large dual-aspect lounge, separate dining room, fitted kitchen and family bathroom, with two generous double bedrooms to the first floor.
- Large detached single garage with two off-road parking spaces, accessed via a shared driveway with the adjoining property.
- Excellent commuter location, ideally positioned for Knutsford, Lymm, Altrincham, Warrington, Manchester Airport, the M56 and M6, combining village living with superb connectivity.
- Ideal for a wide range of buyers, including first-time buyers, downsizers and those seeking a character home in a sought-after semi-rural Cheshire location with excellent local amenities.
- Adjoining Club Room with Outstanding Potential Available at Additional Cost.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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