



**GASCOIGNE
HALMAN**

ROBERT MOFFAT, HIGH LEGH

THE AREAS LEADING ESTATE AGENT



ROBERT MOFFAT, HIGH LEGH

Occupying a generous corner plot and offering excellent scope for double or single storey extension (subject to the necessary planning consents), this well-presented and particularly versatile two/three double bedroom detached home is further enhanced by a sizeable driveway, double garage with electric door, and beautifully maintained private gardens with an entertaining patio area.

The accommodation briefly comprises of a welcoming entrance hallway with cloakroom/W.C, bright and spacious living dining room featuring a focal fireplace, fitted kitchen, and a versatile reception room or occasional third bedroom overlooking the rear garden completes the ground floor. To the first floor are two double bedrooms, with the principal bedroom benefitting from two generous eaves storage cupboards. A bathroom with four-piece suite completes the internal layout. The property is warmed by a gas central heating system and benefits from uPVC double glazing throughout.

Externally, the fully enclosed rear garden provides a delightful and private backdrop, featuring composite fencing, a wooden greenhouse with power, patio seating area, well-stocked borders and several well-tended lawned areas. The front garden is also laid to lawn. The exterior of the property, including fascia boards, has been recently redecorated.

Situated in the sought-after village of High Legh, the property is within walking distance of the popular High Legh Garden Centre and enjoys convenient access to Knutsford, Lymm, Hale, Altrincham and Manchester International Airport.



DIRECTIONS

SAT NAV: WA16 6PS

LOCATION

High Legh is a very desirable, semi-rural village with a short drive of both Knutsford and Lymm, which will provide for most shopping requirements.

The village offers excellent links to the North and South M6, the East/West M62, and the M56 into Manchester and North Wales. Manchester Airport is within a 20-minute drive, and Liverpool Airport is about 35 minutes. Warrington Bank Quay, about 20 minutes away, offers a direct rail link to London Euston.

High Legh has highly rated nursery and primary schools. The Community Bus Service takes older children to and from Lymm High School. Additionally, there is a bus service that serves the Private Schools; Manchester Girls High, Withington, and Manchester Grammar.

Socially, High Legh has a thriving community centre based around the Village Hall, St John's Church, a Tennis Club, a highly rated 27-hole Golf Course along with plenty of varied walks around the country lanes surrounding the village. There is a thriving Rugby Club in nearby Lymm and the Leisure Centres at Lymm and Knutsford are readily accessible.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax: E

ENERGY PERFORMANCE RATING

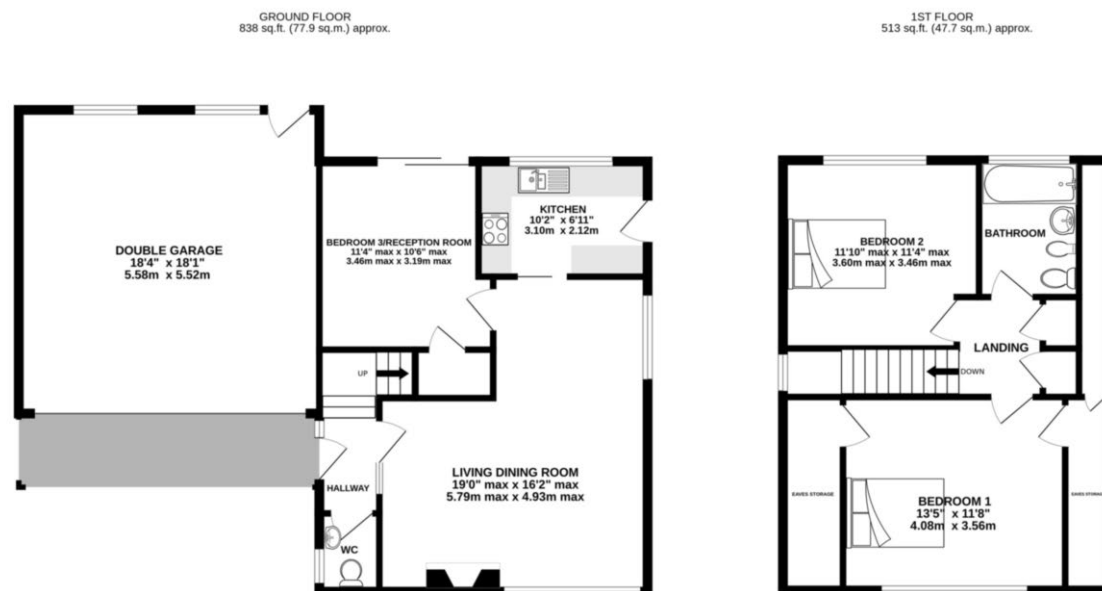
TBC

TOTAL FLOOR AREA

1351 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**