







Club Room

The Avenue, High Legh, Knutsford

A charming 3-bed cottage in sought-after High Legh. Features generous gardens, garage, parking, and potential to personalise. Optional Club Room offers flexible extra space. Rural yet convenient location.

Council Tax band: E

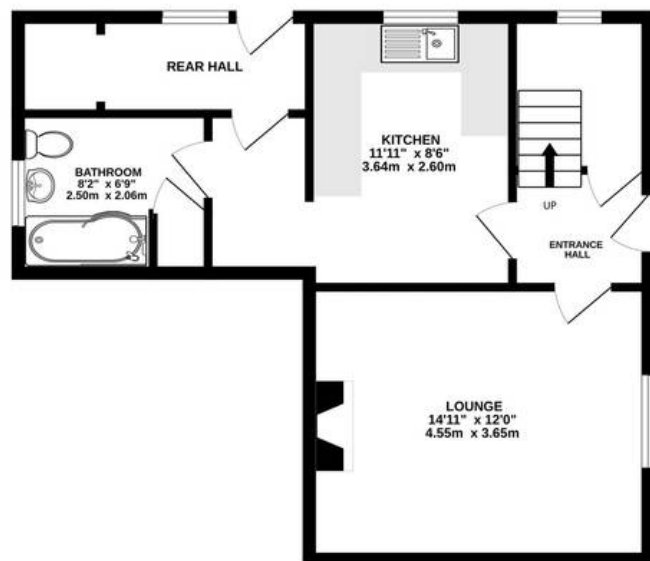
Tenure: Freehold

EPC Energy Efficiency Rating: D

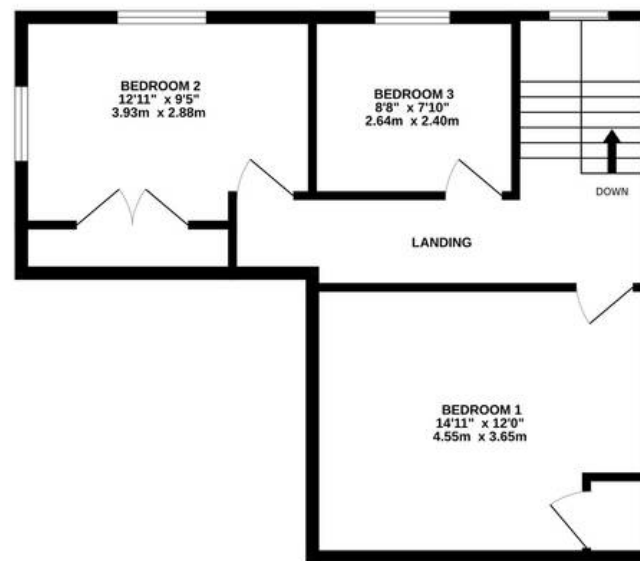
- No Onward Chain – Charming three-bedroom cottage situated within a lovely High Legh position, offering an excellent opportunity for a straightforward purchase.
- Three Bedroom Character Cottage – Well-presented accommodation including a lounge, fitted kitchen, ground floor bathroom and three first-floor bedrooms.
- Large Private Rear Garden – Generous, enclosed garden enjoying an excellent level of privacy, ideal for families, entertaining and outdoor living.
- Garage & Off-Road Parking – Large single garage together with two allocated parking spaces, accessed via a shared driveway.
- Beautiful Semi-Rural Location – Peacefully positioned on The Avenue in High Legh, with easy access to Knutsford, Lymm, Altrincham, the M56 and M6.
- Adjoining Club Room with Outstanding Potential Available at Additional Cost – Impressive separate reception space with high ceiling and stone floor, offering scope to reconnect to the main house.



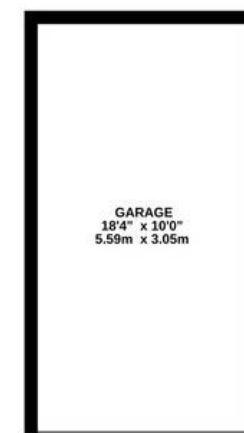
GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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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