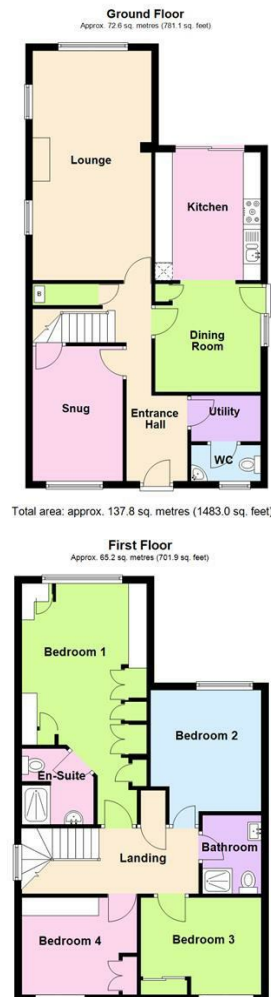
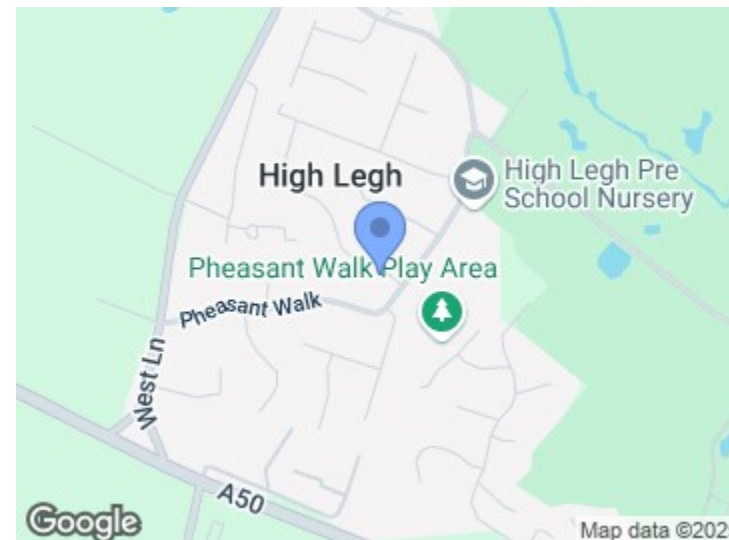


High Legh



Location

High Legh is a desirable semi rural location, within a short drive of Altrincham, Knutsford and Lymm centres which provide for most shopping requirements. The village offers the best of both worlds for family living with some beautiful country walks in the nearby countryside, yet for the commuter within a short drive of the North West motorway network, Manchester International Airport and Rail Stations with intercity connections. Excellent educational facilities cater for children of most ages in both the State and private sectors. For the sports person, the nearby Golf Club at High Legh has an excellent course and there are Leisure Centres affording most other activities in Lymm and Knutsford.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

BEAUTIFULLY APPOINTED & EXTENDED FOUR BED DETACHED | SOUTH FACING | DESIREABLE LOCATION | GARAGE & RESIN DRIVEWAY | EN-SUITE SHOWER ROOM | GENEROUS PATIO
Comprising Entrance hallway, ground floor W.C, Utility room, snug, through dining kitchen and dual aspect lounge. The first floor comprises generous main bedroom with en-suite shower and dressing area, three further bedrooms and a family shower room.

High Legh Robert Moffat



Accommodation

Ground Floor

Entrance Canopy

Entrance Hallway

19'2" x 11'10" max (5.85m x 3.63m max)

Welcoming reception, accessed through a PVC frosted leaded double glazed front door with a turning staircase to the first floor, central heating radiator and an understairs cupboard housing the 'Glow-worm' combination gas boiler and cloaks area.

Lounge

21'8" x 11'3" (6.62m x 3.44m)

An extended room featuring a living flame coal effect gas fire with marble inset, raised hearth and a contemporary surround, four light points, Pvc double glazed window overlooking the garden, in addition to two PVC frosted double glazed windows to the side elevation and two contemporary central heating radiators.

Family Room

12'9" x 8'7" (3.90m x 2.62m)

Dado rail, PVC double glazed window to the front elevation, contemporary style central heating radiator and access to the understairs cupboard.

Dining Room

10'2" x 9'3" (3.12m x 2.83m)

Fitted with a full-height pantry cupboard, wood grain effect engineered flooring, inset lighting, two wall light points, PVC frosted double glazed door and window to the side elevation and an arch to the:

Kitchen

12'1" x 10'0" (3.69m x 3.05m)

Fitted kitchen comprising a range of matching base, drawer and eye level units with both concealed and plinth lighting finished in a high gloss grey. Integrated appliances including a 'Rangemaster' five ring burner cooker with splashback and an illuminated chimney extractor above, dishwasher, full height refrigerator and a microwave. One and a half bowl 'Composite' sink unit with mixer tap set in a wood grain effect work surface with matching splashback, inset lighting, wood grain effect engineered flooring, plinth heater and PVC double glazed patio doors with built in blinds opening onto the veranda.

Utility Room

6'8" x 4'3" (2.04m x 1.32m)

Space for a tall freezer and washing machine, tiled flooring and a door to the:



WC

7'1" x 3'5" (2.16m x 1.05m)

Two piece white suite including a low level WC and a wash hand basin with chrome mixer tap. Tiled walls to dado height with subtly contrasting tiled flooring, chrome ladder heated towel rail, PVC frosted double glazed window to the front elevation and an extractor fan.

First Floor

Landing

15'11" x 5'11" (4.87m x 1.81m)

Loft access with lighting, PVC double glazed window to the side elevation, contemporary style central heating radiator and an airing cupboard with shelving and a central heating radiator.

Bedroom One

21'10" max x 11'3" max (6.66m max x 3.45m max)

Fitted with a range of comprehensive range of fitted furniture including fitted wardrobes providing hanging and shelving space, dressing table with two sets of drawers and bed side cabinets with adjacent cupboard storage. Spotlights and a PVC double glazed window to the rear elevation.

En-Suite Shower Room

6'9" x 6'5" (2.08m x 1.98m)

Recently refitted suite including a large panelled cubicle with a thermostatic shower and a retractable head, vanity wash hand basin featuring a chrome mixer tap, mirrored cabinet above and both cupboard and drawer storage below, all complete with a low level WC. Inset lighting, tiled walls, chrome ladder heated towel rail PVC frosted double glazed window to the side elevation and an extractor fan.

Bedroom Two

12'4" max x 10'0" (3.78m max x 3.05m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

11'2" x 8'10" (3.41m x 2.70m)

Double wardrobe providing hanging and shelving space with sliding doors, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Four

10'4" x 8'9" (3.17m x 2.67m)

Double wardrobe providing hanging and shelving space with mirrored doors, three sets of matching drawer units with display shelving above, PVC double glazed window to the front elevation and a central heating radiator.

Shower Room

7'1" x 5'5" (2.16m x 1.66m)

Modern, contemporary suite comprising a tiled cubicle with a thermostatic shower, vanity wash hand basin with chrome mixer tap and cupboard storage below and a low level WC. Tiled walls complemented by cushioned vinyl flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the side elevation and a useful shaving mirror.

Outside

Tenure

Council Tax

Band 'E' - £ (2025/2026)

Local Authority

Cheshire East Council.

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA16 6PS

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.