







20 Robert Moffat

High Legh

A spacious 4-bed detached home in sought-after High Legh. Superb views, potential for modernisation/extensions (STTP). No onward chain. Excellent school catchments. Close to Lymm, Knutsford, Altrincham.

Council Tax band: F

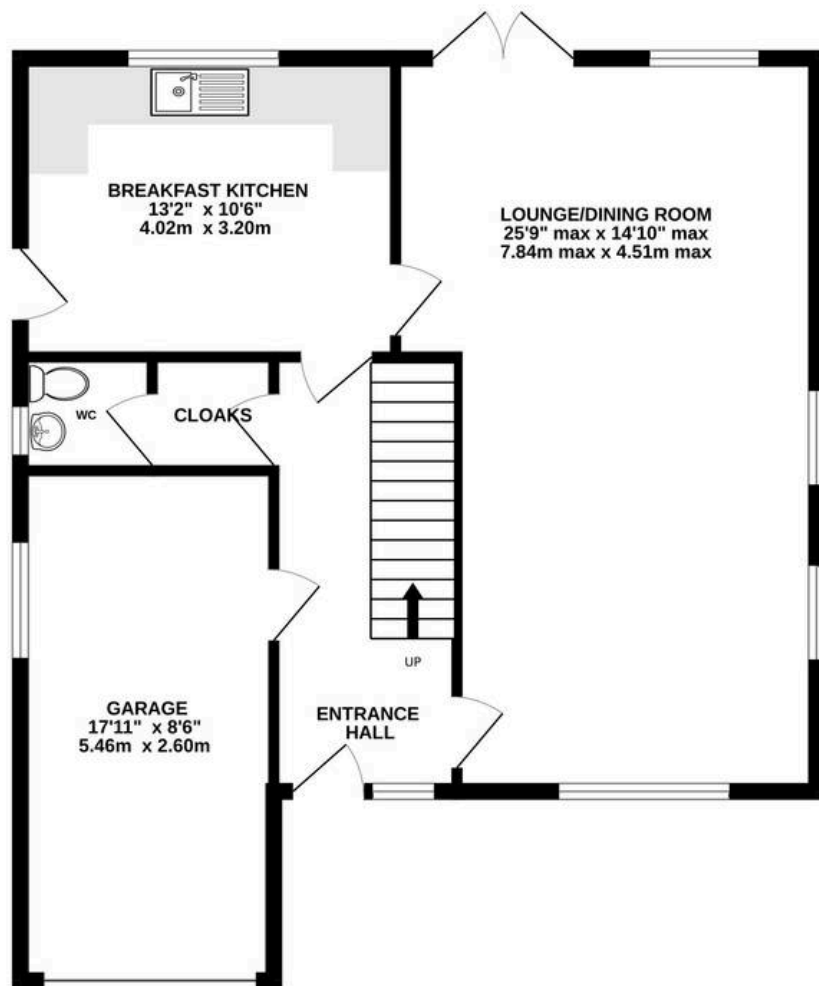
Tenure: Freehold

EPC Energy Efficiency Rating: D

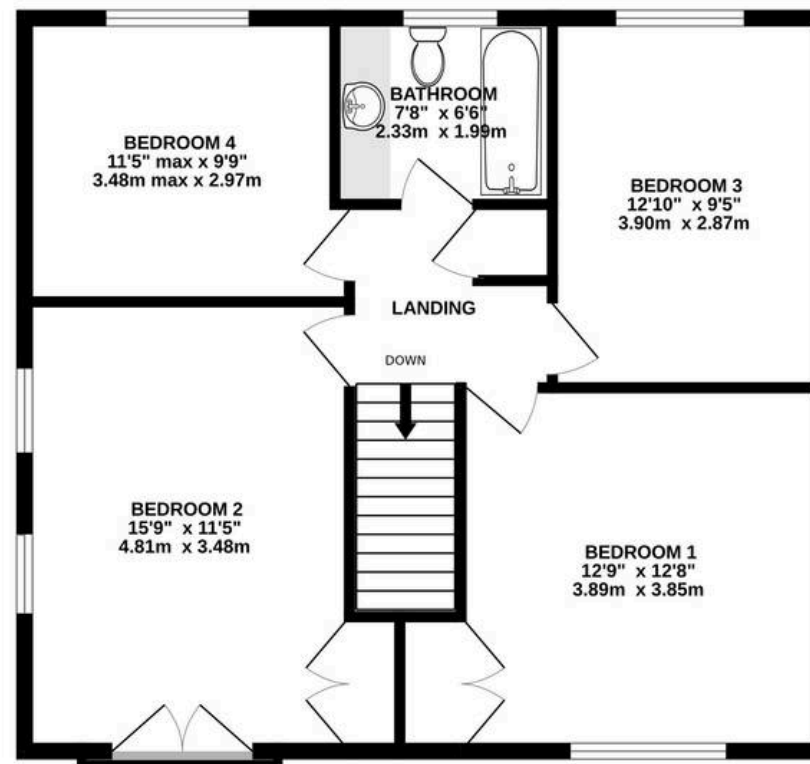
- Sought-after residential development, a short journey from Lymm, Knutsford and Altrincham
- Great school catchments and easy access to the motorway network
- Ripe for modernisation, open plan modern living and extension (STPP)
- Four good bedrooms, family bathroom and downstairs WC
- Mature South facing rear garden with good privacy and space for a rear extension (STPP)
- Superb, elevated position with open views to the front and the stunning St Johns Church to the rear
- No onward chain



GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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