



32 Woodlands Crescent  
High Legh WA16 6LP  
Offers Over £495,000



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# 32 Woodlands Crescent

## High Legh WA16 6LP

### Offers Over £495,000

Presented to an excellent standard throughout, this significantly extended residence simply must be seen in order to be fully appreciated.

A wide entrance hallway leads through to a spacious living room, with a feature wood-burning stove and patio doors leading out to the garden. There is an attractive study with a large central picture window which frames the superb open aspect to the rear.

The centre of the property is formed by a stylish contemporary kitchen which is fitted with a range of appliances and a large range type oven. The room opens to a dining/family room to the front of the house. A rear hallway leads to a useful utility room and also to a modern shower room/WC.

The turning staircase rises from the hallway up to the first floor landing, giving access to an impressive principal bedroom which features comprehensive fitted wardrobes and two roof windows. There are two further double bedrooms, a bathroom with bath and a shower enclosure, and a separate WC.

April Cottage stands behind an attractive garden with a double width paved driveway providing off road parking space. The rear garden features a large paved seating area which overlooks the lawn and well-stocked borders. A timber shed provides additional storage. A gate leads out on to the open grassland to the rear.

Woodlands Crescent is a private cul-de-sac located in the sought-after village of High Legh. This semi-rural area offers a peaceful environment, with easy access to the amenities, schools and transport networks of the larger nearby towns of Lymm and Knutsford.

This beautiful home is offered for sale with no onward chain.

- Superb Presentation Throughout
- Three Reception Rooms
- Stylish Modern Kitchen
- Utility Room
- Three Double Bedrooms
- Two Bathrooms
- Attractive Gardens
- No Onward Chain

Entrance Hallway  
13'3 max x 8'11 max

Living Room  
18'11 x 12'11

Study  
8'4 x 10'4

Dining Room  
9'8 x 18'1

Open to:

Kitchen  
18'11 x 8'0

Utility Room  
9'0 x 7'0

Shower Room/WC  
6'11 x 5'11

First Floor Landing

Bedroom One  
11'10 x 17'9 reducing to 15'9 to wardrobes  
NB: Some restricted head height.

Bedroom Two  
13'4 x 9'10

Bedroom Three  
12'8 x 8'9

Bathroom  
6'6 x 5'5

Separate WC

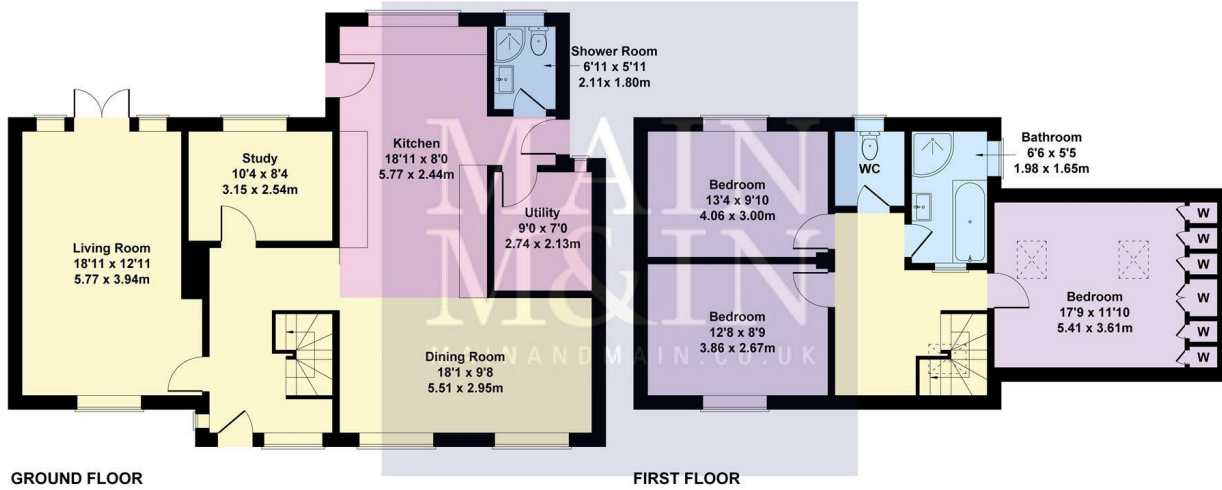
Externally  
Garden area to the front with double width driveway.  
Attractive rear garden with paved seating area, lawn, decorative borders and storage shed.



Tenure: Freehold  
Council Tax: Cheshire East D



**Woodlands Crescent**  
Approximate Gross Internal Area  
1610 sq ft - 150 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		73	83				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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