







# 1b Wrenshot Lane

High Legh, Knutsford

A spacious detached family home boasting four bedrooms, two bathrooms, lovely flexible living accommodation and a recently installed garden office, positioned upon a popular High Legh road.

Tenure: Freehold

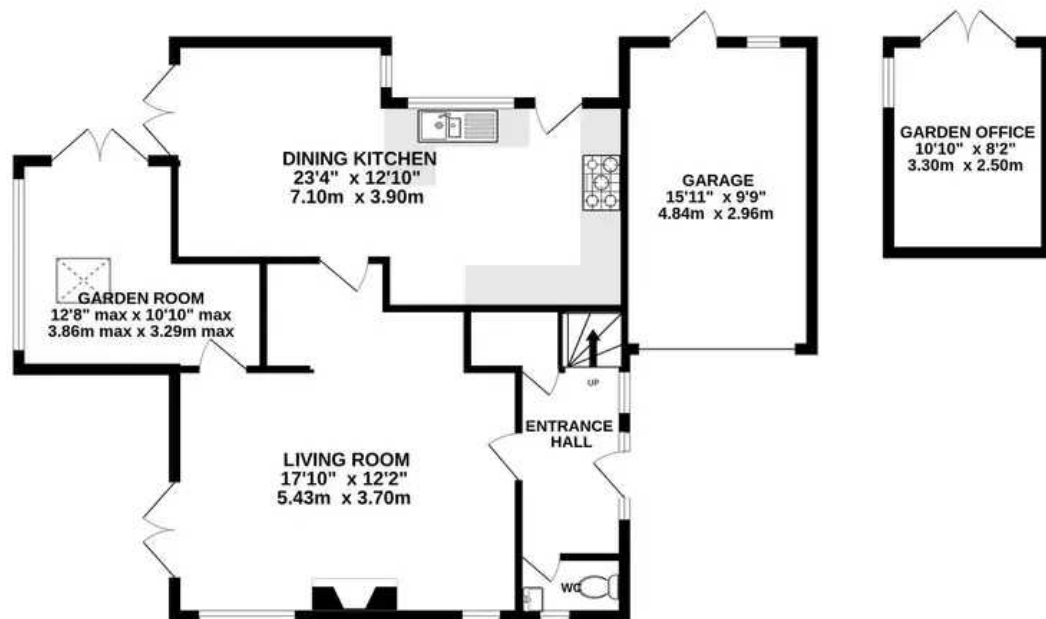
Council Tax band: F

EPC Energy Efficiency Rating: C

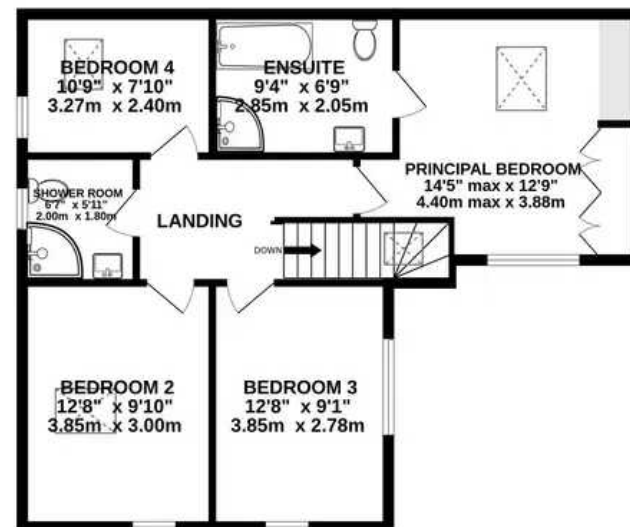
- A pretty Cheshire brick detached home
- Four bedrooms, two bathrooms & a downstairs WC
- Garage and driveway
- Recently added garden office
- Family friendly living space
- Sought-after location near the primary school



GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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.

Made with Metropix ©2024



## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



**Stuart  
Rushton**  
& COMPANY

We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.