

*John N*  
**Hilditch & Co**



**6 HIGH LEGH ROAD, BROOMEDGE  
LYMM, CHESHIRE WA13 0RS**

OCCUPYING A SEMI RURAL LOCATION BACKING ONTO GREEN BELT  
FARM LAND AN UNUSUAL SPLIT LEVEL THREE BEDROOMED  
DETACHED HOUSE OFFERING WELL PLANNED ACCOMMODATION,  
SPLIT OVER FOUR LEVELS.

**£415,000**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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## DESCRIPTION

Constructed in recent times with an NHBC guarantee this unusual split level detached house occupies a location more or less at the corner of High Legh Road bordering Green Belt farmland. Briefly the gas centrally heated and double glazed accommodation comprises an entrance hallway with half flight of stairs to upper and lower floors. The ground floor comprises a master bedroom with en-suite dressing area and bathroom, a guest bedroom with en-suite, cloakroom, and storage areas, whilst at lower ground floor level is a utility room which in turn gives access to the integral double garage. At upper floor levels are the principal living areas of a raised lounge area with vaulted ceiling and superb terrace overlooking the farmland adjacent, an additional dining area and fully fitted kitchen. This floor is completed by another double bedroom with en-suite facilities and a separate cloakroom. Externally are the gardens and views and car parking facilities as described overleaf. Central vacuum system installed.

It is only by way of an internal inspection that one will appreciate the expansive and quite unusual accommodation presented in this house. Decorated to a light, tasteful airy theme and is presented in walk-in condition. The area generally is well served by local amenities, Lymm village is within five minutes drive, Altrincham is within ten minutes and the urban motorway and International Airport are also close at hand. The house borders Green Belt farmland, local schools serve the area and the National Trust land at Tatton and Dunham Park are also close at hand.

## DIRECTIONS

From the Bowdon roundabout head in the direction of Lymm along the main road. At the first major set of traffic lights turn immediately left into High Legh Road and then immediately right into Costcutter car park where extra parking is available and the property can be entered from the rear.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### ENTRANCE HALLWAY 3.5 X 3.44 (L SHAPED) (11'6" X 11'3")

with a half flight of stairs to the first floor and an additional half flight of stairs to the lower ground floor.

### WALK-IN CLOAKS CUPBOARD

### DOWNSTAIRS WC 1.72 X 1.45 (5'8" X 4'9")

fully tiled and fitted with a white suite comprising wall mounted wash basin, low level wc. Complementary ceramic tiled floor.

### BEDROOM 3.96 X 3.61 (13'0" X 11'10")

with attractive laminate wood floor covering. Picture window overlooking the front garden. Television point. Walk-in wardrobe. Telephone point.

### BATHROOM 2.78 X 1.46 (9'1" X 4'10")

half tiled with a contemporary white suite comprising wall mounted wash basin, low level wc. Walk-in double shower with fully tiled walls and tinted sliding shower doors with thermostatic shower. Expelair. Complementary floor tiles. Wall mounted heated towel rail.

### MASTER BEDROOM

Bedroom Area (incorporating Dressing Area) 4.38 x 4.04 (14'4" x 13'3")

view over the front garden. Television point. Telephone point. Central heating thermostat.

En-Suite Dressing Area with hanging space and shelving.

### EN-SUITE BATHROOM 3.18 X 2.01 (10'5" X 6'7")

fully tiled with complementary floor tiles. Oversized pedestal wash basin. Low level wc. Bidet. Corner bath with Jacuzzi style cistern. Wall mounted heated towel rail. Expelair.

Staircase from hallway to lower ground floor.

## LOWER GROUND FLOOR

### VESTIUBLE AREA

with useful walk-in understairs storage cupboard.

### UTILITY ROOM 5.5 X 1.5 (18'0" X 4'11")

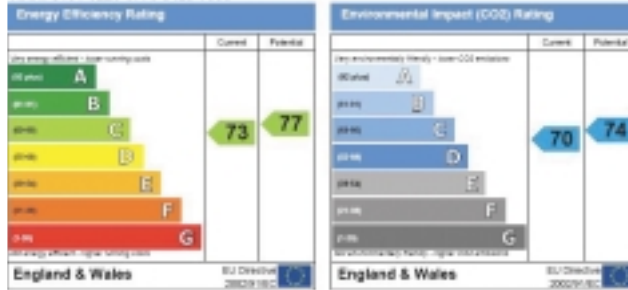
range of working surfaces and wall cupboards. Inset sink unit with base cupboard in a tiled surround. Plumbing and space for a washing machine.

Internal door to double garage.

Half flight of stairs from main entrance hallway to upper floor.



Address: 5, High Legh Road, LYMM, WA13 8RS  
 RRN: 8131-6223-6770-8429-7036



3.00m x 2.00m POND LIME  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. It is recommended that you verify the accuracy of the floor plan by inspection. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan.



**FLOOR PLANS**  
 Not to Scale. For Illustration purposes only.

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