



Wright Marshall
Estate Agents

6 ORCHARD CLOSE, WINCHAM, NORTHWICH
CW9 6EX

OFFERS IN THE REGION OF £330,000



An immaculately presented chain free corner plot bungalow located on a small cul-de-sac consisting of just eight properties in Wincham

Description

Purchased by the current vendors five years ago this property has been modernised and re configured to create a light and airy bungalow positioned on a spacious plot with ample parking and gardens.

Externally the property is positioned at the end of the cul-de-sac on a desirable corner plot with a large driveway for up to three vehicles, a single integral garage and two lawned gardens to the front aspect. The rear enclosed south west facing garden and patio is accessible both via the side gate and the utility room, ideal for entertaining family and friends.

Accommodation comprises entrance hall with two large built in storage cupboard, ideal for bedding and cleaning appliances.

The lounge has a large double glazed window to the front aspect over looking the front garden and driveway.

Bedroom two is a spacious spare room/study with a double glazed window to the front aspect.

Bedroom One has the added advantage of built in double wardrobes and a double glazed window to the rear aspect.

The new modern three piece family bathroom has cushioned vinyl flooring, is partly tiled and has a frosted double glazed window to the rear aspect.

The new modern kitchen has cushioned vinyl flooring, a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including an extractor hood, a four ring gas hob, double fan oven and a family sized dishwasher.

Particular mention must be made of the partially converted garage with integral access creating a useful utility room and separate shower room off the kitchen, very practical for pets and grandchildren.

Wincham is a quaint village in West Cheshire with excellent road networks and beautiful countryside.

The Spar in Wincham is only a short 5 minute walk down Pickmere Lane towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 2 minute walk up Pickmere Lane towards Knutsford.

Knutsford, famous for Tatton Park is only a 10 minute drive down Pickmere Lane and then Tabley road, ideal for cycling and dog walking enthusiasts.

Alternatively Marbury Park is only a 5 a minute drive in the opposite direction towards Northwich for a more convenient choice of walk.

Local golf clubs include Heyrose located on Budworth Road in Pickmere only a 6 minute drive away, followed by High Leigh, Knutsford and The Mere Golf & Country Club.

The highly regarded Farm Club in Pickmere is located on Park

Lane, just a 5 minute drive away, perfect for anyone wishing to take part in wellness activities including open water swimming, yoga and meditation.

The annual Cheshire Show is held down the road on Pickmere Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

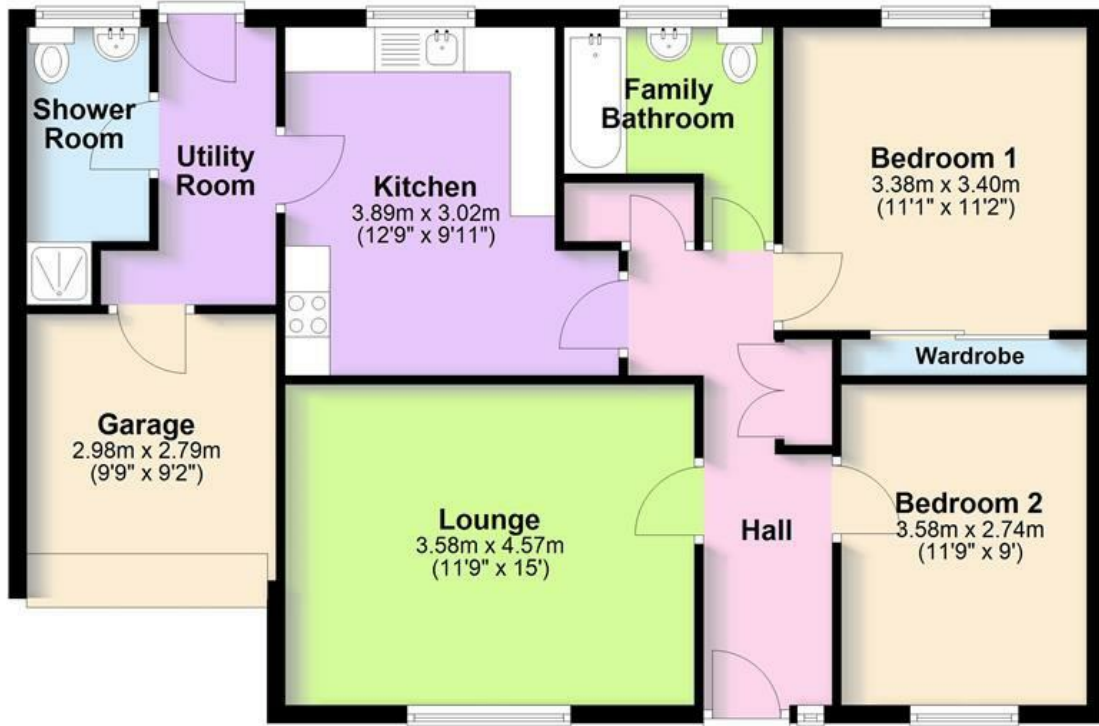
Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

The Cransley School is a highly reputable independent school located in Great Budworth just a short drive away or alternatively the Knutsford Academy and the various Northwich high schools are all easily accessible.

Wincham is perfectly positioned within a 5 minute drive of the A556 connecting commuters to Manchester international airport and Manchester city centre via the M56 and M60 motorways. The M6 motorway and Lostock Gralam train station (Chester-Manchester line) are similarly only a 5 minute drive away.

Ground Floor

Approx. 85.6 sq. metres (921.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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