



OFFERS IN THE REGION OF £385,000



A completely refurbished four double bedroom property with a large rear garden located within strolling distance of the highly reputable Wincham Community Primary School

## Description

Positioned on a large desirable plot this property has been refurbished to a high standard by the current vendor and is the perfect opportunity for a growing family.

Externally the property has a brand new double driveway, a single integral garage which houses the Ideal combi boiler and a newly turfed lawned garden to the front aspect with a side gate providing access to both the bin store and the large partly flagged, partly lawned rear garden with brand new turf.

Ground floor accommodation comprises porch through entrance hallway with brand new oak effect luxury vinyl tile flooring, a brand new radiator, stairs to the first floor with understairs storage and provides access to the brand new downstairs WC, lounge and open plan kitchen/dining room.

The dual aspect lounge has brand new oak effect luxury vinyl tile flooring, brand new radiators and a large double glazed window to the front aspect.

The open plan kitchen/dining room has brand new oak effect luxury vinyl tile flooring, brand new radiators, French doors to the rear garden, a door to the entrance hallway and to the integral garage, a modern kitchen with a range of low level and eye level high end units and a selection of integrated appliances including a double electric oven, a six ring gas cooker, microwave, plate warmer and a family sized dishwasher and there is space for a washing machine and fridge/freezer in the garage.

Upstairs comprises spacious landing with a double glazed window to the front aspect and provides access to the partly boarded loft space, four bedrooms and the brand new four piece family bathroom. All the bedrooms are double bedrooms and bedroom two has the added advantage of a brand new modern two piece en-suite shower room.

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

The Spar in Wincham and Wincham Community Primary School are both located within strolling distance of the property and the Red Lion Pub in Pickmere is only a short 5 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 10 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 10 minute walk 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.

Other local primary schools include Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools. The Cransley School is a highly reputable independent secondary 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.

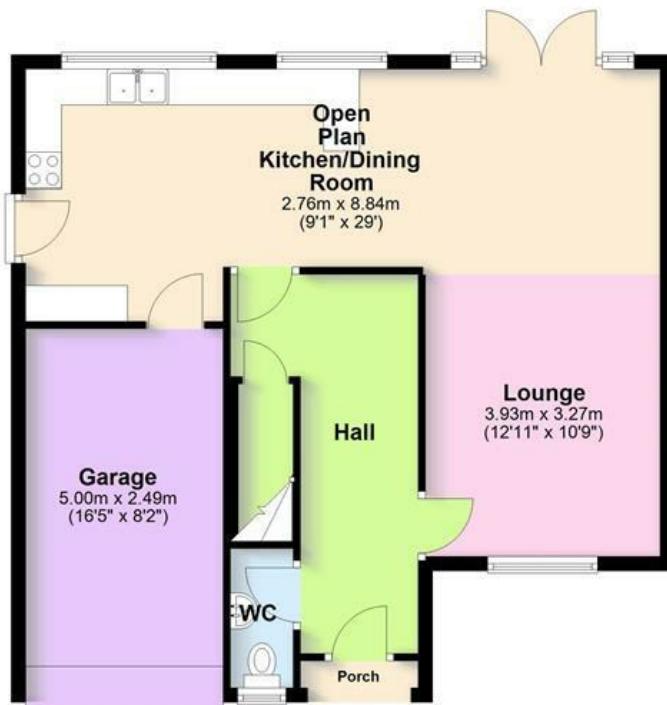






## Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



## First Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 126.5 sq. metres (1362.1 sq. feet)

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements