



Wright Marshall
Estate Agents

11 JOHN FRYER AVENUE, WINCHAM,
NORTHWICH CW9 6EG

OFFERS IN THE REGION OF £280,000



A well maintained chain free property with a converted garage/home office with electric located within walking distance of the highly reputable Wincham Community Primary School

Description

Purchased by the vendor nineteen years ago this property has been maintained throughout and is the perfect opportunity for a first time buyer.

Externally the property is positioned at the end of the road with a double driveway and electric car charging point to the front aspect, with side access via timber gates to the partly flagged, partly lawned enclosed west facing rear garden with a detached converted garage/home office, which still maintains a small store for garage equipment to the rear.

Ground floor accommodation comprises porch extension built under permitted development, entrance hall with stairs to the first floor, understairs storage and provides access to the lounge/dining room and kitchen.

The dual aspect lounge/dining room measures over 20ft by 11ft, with sliding doors to the rear garden creating a light and airy reception room.

The kitchen has a range of low level and eye level units, one of which houses the conventional boiler, a range of integrated appliances including an extractor hood, four ring gas hob, double fan oven and space for a washing machine and tumble dryer/dishwasher. The kitchen provides direct access to the side aspect and there is space under the stairs for the free standing American fridge freezer.

Upstairs comprises landing with a double glazed window to the side aspect and provides access to the partly boarded loft space, two double bedrooms, a single bedroom/study and a modern three piece family bathroom.

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

The Spar in Wincham is only a short 2 minute walk down Linnards Lane towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 15 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 2 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

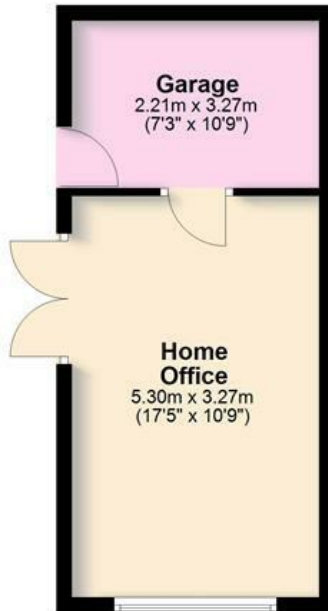
Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

Other local primary schools include Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

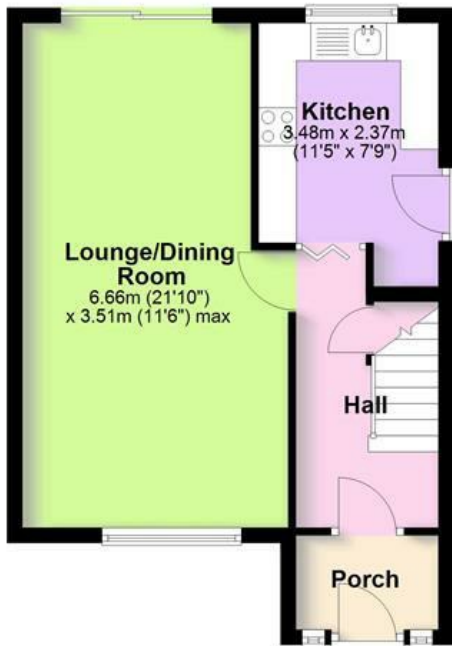
The Cransley School is a highly reputable independent secondary school located in Great Budworth just a short drive away or alternatively the Knutsford Academy and the various Northwich high schools are all easily accessible.

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.

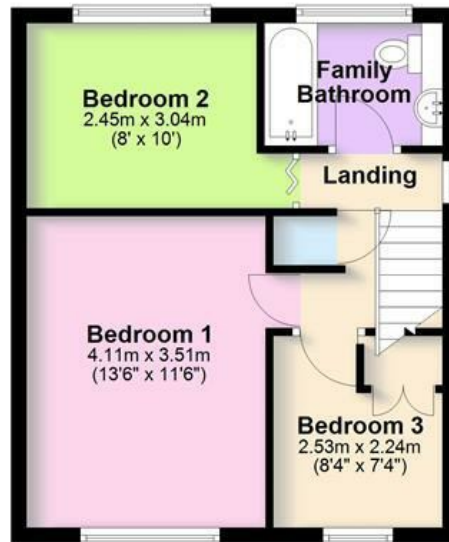
Ground Floor
Approx. 24.9 sq. metres (267.6 sq. feet)



Ground Floor
Approx. 39.6 sq. metres (426.8 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 101.9 sq. metres (1097.1 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		65	
(21-38) F			
(1-20) G			78
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	



Wright Marshall
Estate Agents

