



Wright Marshall  
Estate Agents

15 KEATS LANE, WINCHAM, NORTHWICH CW9  
6PP

OFFERS IN THE REGION OF £320,000



An extended and modernised three bedroom property located within strolling distance of the highly reputable Wincham Community Primary School

## Description

Purchased by the current vendors over four years ago this property has been modernised throughout and is the perfect opportunity for first time buyers and downsizers.

Externally the property has a double driveway and lawned garden to the front aspect with a partly decked, partly lawned west facing garden to the rear aspect.

Ground floor accommodation comprises entrance hall with oak effect laminate flooring, ample hanging space, stairs to the first floor with understairs storage and provides access to the kitchen and lounge.

The bay fronted lounge measures over 22 ft by 11 ft with a feature log burner and double doors to the conservatory creating a light and airy reception room.

The kitchen has oak effect laminate flooring, a large pantry, a selection of low level and eye level units, integrated appliances including an extractor hood, four ring gas hob and electric oven with space for a family sized dishwasher.

The hallway provides direct access to the side aspect, convenient for bin access and provides access to the dining room and utility room. The garage has been extended and converted to building regulation by the previous owners creating a spacious dining room with a large double glazed window to the front aspect. The utility room/WC houses the three year old combi boiler and provides plumbing for the washing machine.

Upstairs comprises landing with access to the partly boarded loft space, a large built in storage cupboard, two double bedrooms, a single bedroom/study and the brand new three piece family bathroom.

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 10 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.

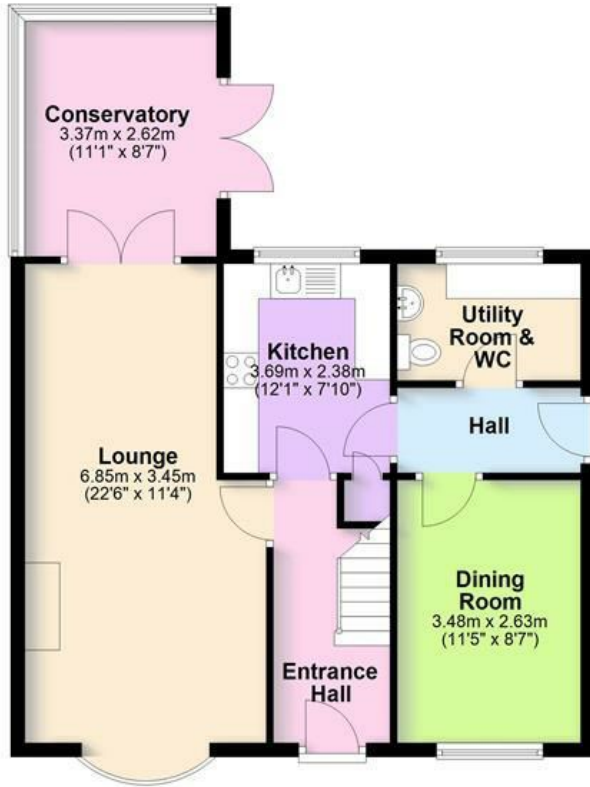
Wincham is perfectly positioned within a 5 minute drive of the A556 connecting commuters to Manchester international airport and Manchester city centre via the M56 and M60 motorways. The M6 motorway and Lostock Gralam train station (Chester-Manchester line) are similarly only a 5 minute drive away.



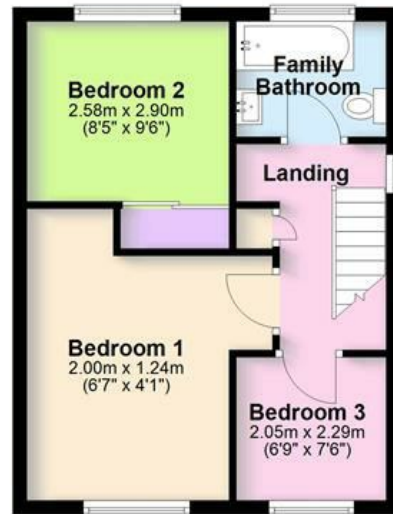




**Ground Floor**  
Approx. 62.5 sq. metres (672.3 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 99.6 sq. metres (1071.8 sq. feet)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
	EU Directive 2002/91/EC	
England & Wales		

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



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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 and 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