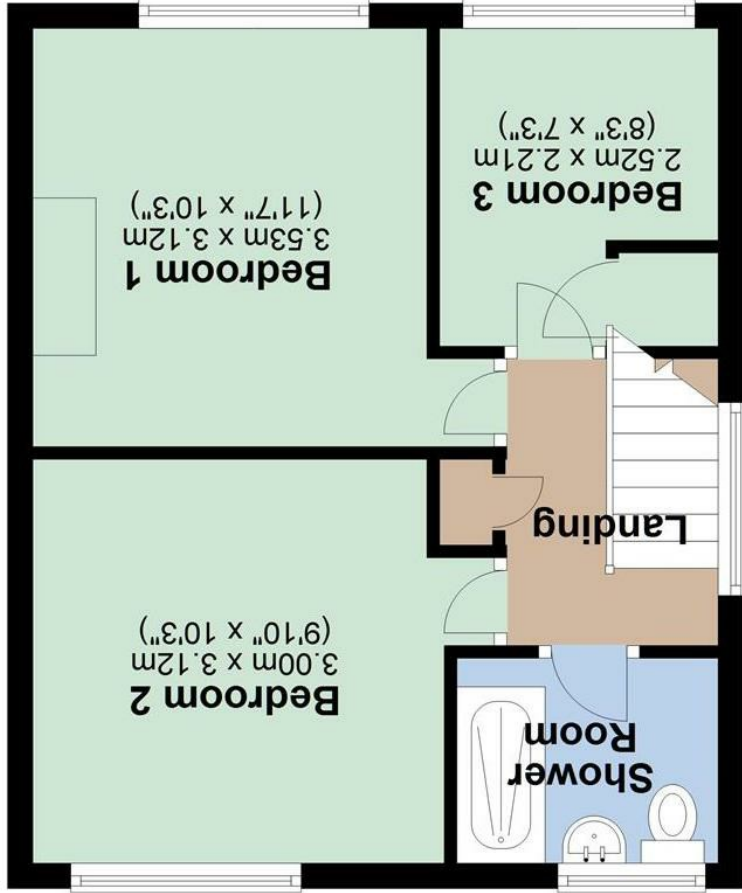


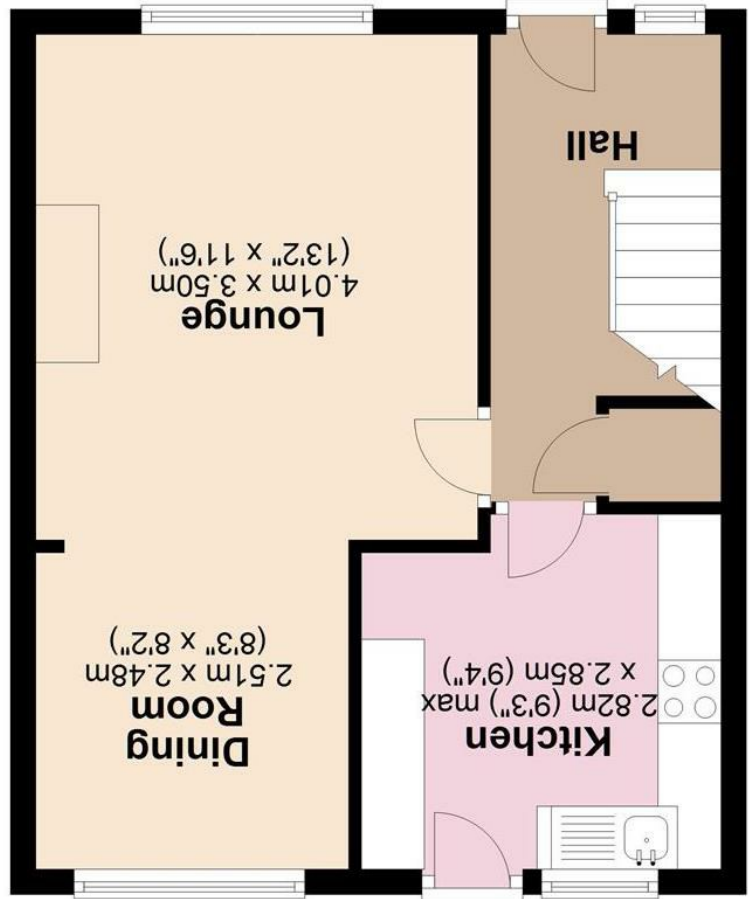
MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 72.4 sq. metres (779.4 sq. feet)



Approx. 36.4 sq. metres (392.1 sq. feet)

**First Floor**

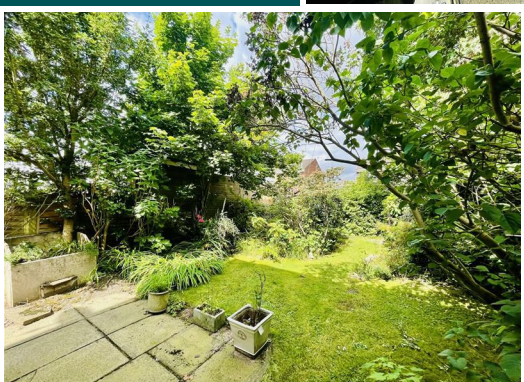


Approx. 36.0 sq. metres (387.3 sq. feet)

**Ground Floor**



**OFFERS IN THE REGION OF £245,000**



**38 GREEN LANE  
 WINCHAM  
 NORTHWICH  
 CW9 9EF**

**3** **1** **1** **1** **C**  
**COUNCIL TAX BAND: C**



A well presented property located within walking distance to the highly regarded Wincham Community Primary School

### Description

Purchased by the current vendor over fifty years ago this property is in need of modernisation and is the perfect opportunity for first time buyers who desire a blank canvas in one of West Cheshires most sought after villages.

Ground floor accommodation comprises spacious hallway with a double glazed window to the front aspect, a large understairs storage cupboard housing the electric metre and consumer unit and access to the lounge and kitchen.

The lounge through dining room has been knocked through to create a bright and airy dual aspect living space with ample space for a three piece suite and a large dining table and chairs.

The kitchen has a range of low level and eye level units and integrated appliances including an electric oven, hob and extractor hood along with space for a washing machine, dishwasher and American fridge freezer. With direct access to the rear garden this property has huge potential for a kitchen/dining room extension to create a spacious open plan kitchen/dining room, subject to planning.

First floor accommodation comprises spacious landing with access to the loft space which isn't boarded, a large double glazed window to the side aspect and a built in storage cupboard housing the Worcester combi boiler which is less than two years old.

Bedrooms one and two are both spacious doubles with space for free standing wardrobes, bedroom three is a spacious single ideal for a nurse/study.

The three piece shower room has a frosted double glazed window to the rear aspect and is perfectly big enough for a full sized bath if required.

Externally the driveway is plenty big enough for four vehicles and the partly lawned rear garden is West facing.

The Spar in Wincham is only a short 2 minute walk down Green Lane towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 15 minute walk across Wincham park and then straight 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 Gramam 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 Gramam train station (Chester-Manchester line) are similarly only a 5 minute drive away.

