

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. 97.0 sq. metres (1043.6 sq. feet)



OFFERS IN THE REGION OF £340,000



14 ASHGATE LANE
WINCHAM
NORTHWICH
CW9 6PN

3 1 2 C
COUNCIL TAX BAND: D



A well presented three double bedroom property located within strolling distance of the highly reputable Wincham Community Primary School

Description

Purchased by the current vendor seven years ago this property has been maintained throughout and is the perfect opportunity for downsizers or a growing family.

Externally the property has a double gravel driveway and a single garage which houses the combi boiler to the front aspect and a private and enclosed, partly lawned partly flagged garden to the rear aspect.

Ground floor accommodation comprises hallway through lounge with oak effect laminate flooring, a feature bay window and exposed brick fireplace with log burner creating a cosy reception room.

The spacious dining room has oak effect laminate floor, French doors to the rear garden and provides access to the kitchen.

The modern kitchen has a range of low level and eye level units, tiled splashbacks, a large double glazed window to the rear aspect, a range of integrated appliances including an extractor hood, a four ring electric hob, a single fan oven, fridge/freezer, family sized dishwasher and space for a washing machine.

Upstairs comprises spacious landing with access to the partly boarded loft space, a large built in storage cupboard, three double bedrooms and the modern four 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 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.