



Wright Marshall
Estate Agents

69 LINNARDS LANE, WINCHAM, NORTHWICH
CW9 6ED

OFFERS IN THE REGION OF £450,000



An extended family home with a double detached garage located within strolling distance of the highly reputable Wincham Community Primary School

Description

Purchased by the vendors over thirty years ago this large corner plot property is the perfect opportunity for a growing family.

Externally the property is positioned on the corner of Linnards Lane and Keats Lane with a beautiful lawned garden to the front aspect, set back from Linnards Lane with a double driveway and double detached garage and enclosed lawned garden to the rear aspect.

Particular mention must be made of the single storey extension built to building regulations by the current vendors in 2012, extending the hallway and creating a second reception room and utility room.

Ground floor accommodation comprises hallway with oak effect laminate flooring, stairs to the first floor, understairs storage housing the three year old consumer unit and electric meter.

The reception room measures over 12 ft by 10ft with a double glazed window to the front aspect creating a light and airy space, ideal for families with multiple remote workers.

The utility room has hard flooring and a range of low level and eye level units, a sink with drainer below the double glazed window to the rear aspect, space for the washing machine and tumble dryer and a upvc door to the rear garden.

The modern kitchen has hard flooring and a range of low level and eye level units one of which houses the four year old conventional boiler, a selection of integrated appliances including an extractor hood, Bosch electric hob and double oven, a sink with drainer below the double glazed window to the rear aspect, plumbing for a dishwasher and space for an American fridge freezer.

The current dining room presents the perfect opportunity to extend the kitchen to create an open plan kitchen/dining room or alternatively it can be used as it is currently as a traditional dining room with oak effect laminate flooring with sliding doors onto the rear garden.

The three piece shower room has lino flooring and a frosted double glazed window to the side aspect, perfect if you have elderly relatives who require a bedroom and shower room downstairs.

The bay fronted lounge measures over 12ft by 20ft with a feature electric fire place and stunning views over neighbouring farmers fields creating a light and airy reception room.

Upstairs comprises spacious landing with a double glazed window to the side aspect, access to the partly boarded loft space and a large storage cupboard housing the hot water tank.

Bedrooms one, two and four are all double bedrooms and bedroom one has the added advantage of six fitted wardrobes. Bedroom three is the perfect single bedroom/study with fitted

wardrobes and the modern three piece family bathroom has lino flooring with a frosted double glazed window to the side aspect.

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.

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.

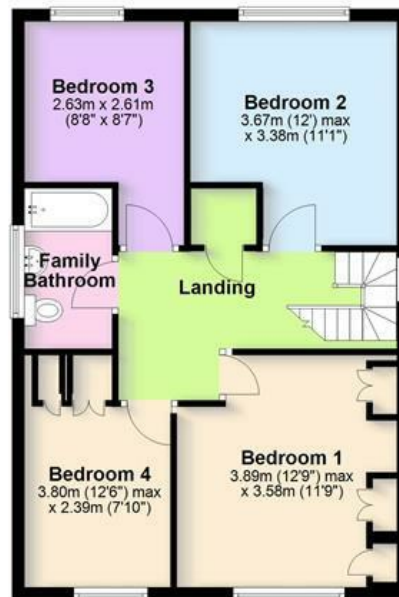
Ground Floor
Approx. 81.9 sq. metres (881.8 sq. feet)



Ground Floor
Approx. 27.6 sq. metres (297.4 sq. feet)



First Floor
Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 166.1 sq. metres (1787.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 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	



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