



**Wright Marshall**  
Estate Agents

14 ASHGATE LANE, WINCHAM, NORTHWICH  
CW9 6PN

OFFERS IN THE REGION OF £325,000



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.

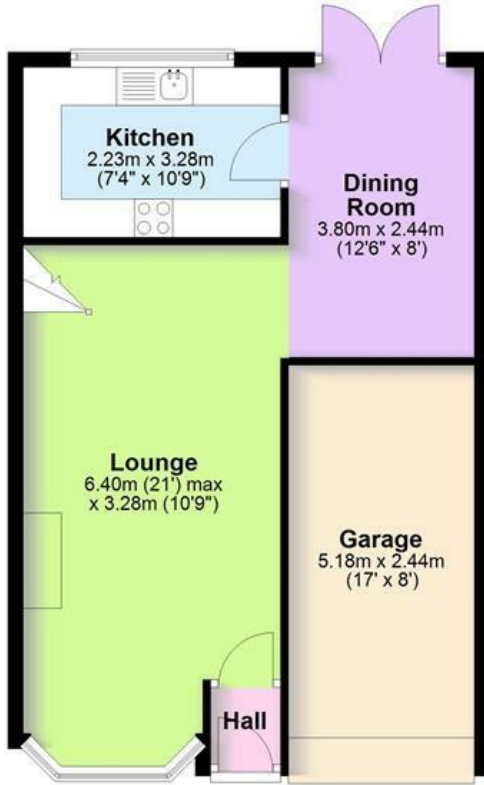






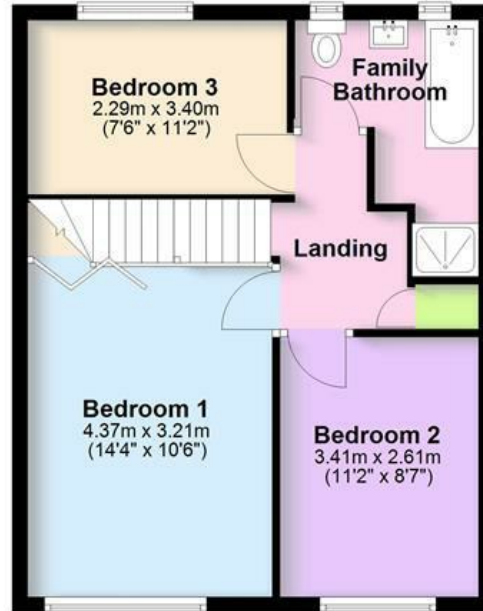
### Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 97.0 sq. metres (1043.6 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		
	72	78
England & Wales	EU Directive 2002/91/EC	

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>		
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