



**Wright Marshall**  
Estate Agents

35 PEAR TREE DRIVE, WINCHAM, NORTHWICH  
CW9 6EZ

OFFERS IN THE REGION OF £315,000



A well presented chain free corner plot bungalow with a west facing rear garden located in Wincham

## Description

Purchased by the current vendor over twenty years ago this bungalow has been converted to create a spacious two bedroom bungalow with stunning open field views across Wincham.

Externally the property is tucked away in the corner of the cul-de-sac with a double tarmac driveway, lawned garden and single garage with electric to the front aspect with a side gate providing direct access to the partly flagged, partly lawned rear garden with a secret strip of land accessed via the gate at the end of the garden.

Accommodation comprises entrance hall through lounge with a large bay window and alcove storage. The hallway provides access to the modern three piece shower room, kitchen/dining room, two bedrooms and the partly boarded loft space which houses the brand new combi boiler.

The kitchen/dining room has French doors and a separate upvc door to the rear garden, a selection of low level and eye level units, integrated appliances including an extractor hood, four ring gas hob, electric oven and space for a washing machine and American fridge/freezer.

Bedroom one is a spacious double bedroom with a double glazed window to the rear aspect and bedroom two is a single bedroom with a large bay window to the front aspect.

Wincham is a quaint village in West Cheshire with excellent road networks and beautiful countryside.

The Spar in Wincham, Wincham Community Primary School and the Red Lion pub in Pickmere are all located within a 10 minute walk of the property.

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.

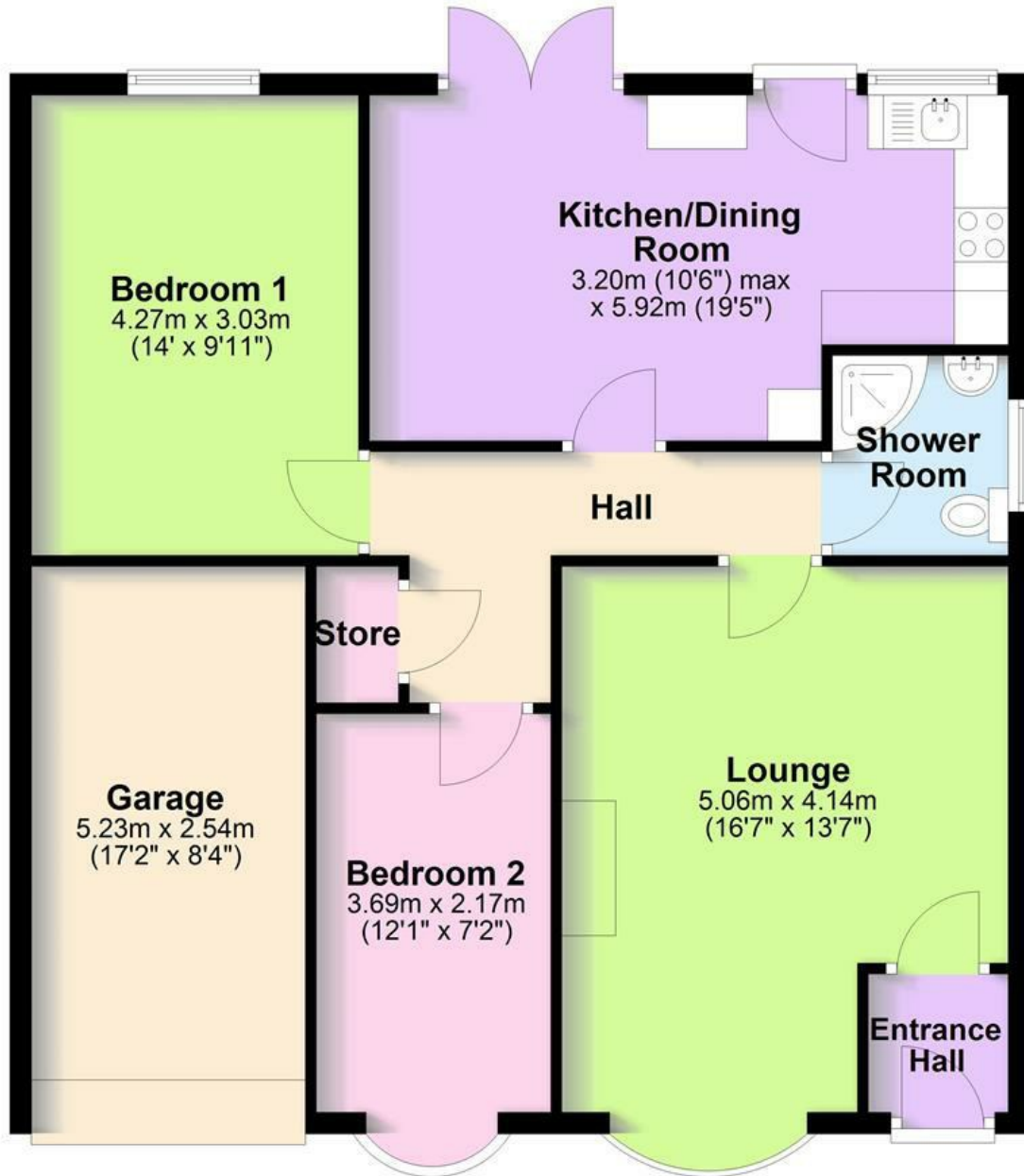






# Ground Floor

Approx. 86.2 sq. metres (928.3 sq. feet)



Total area: approx. 86.2 sq. metres (928.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		71	79
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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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