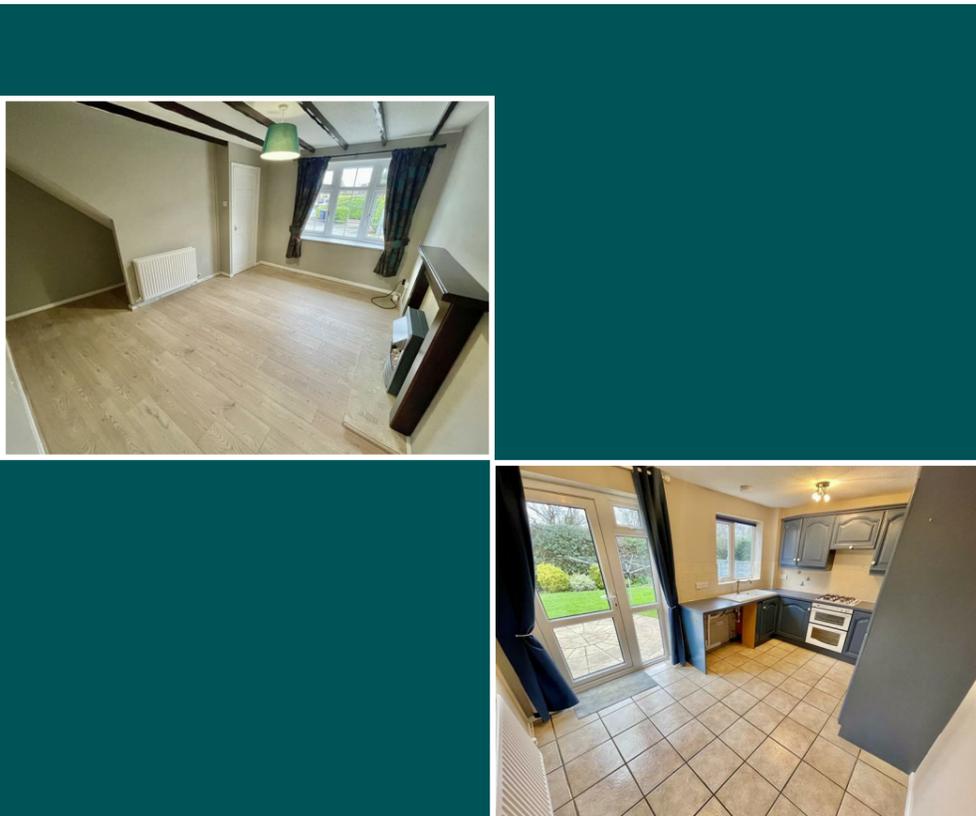


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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. 70.0 sq. metres (753.9 sq. feet)



OFFERS IN THE REGION OF £210,000



43 HEWITT GROVE
 WINCHAM
 NORTHWICH
 CW9 6EL

2 1 1 D
 COUNCIL TAX BAND: C



A freshly redecorated chain free link detached property, perfect for first time buyers located within walking distance of the highly reputable Wincham Community Primary School

Description

Purchased by the current vendors over fifteen years ago this well presented property is the perfect opportunity for first time buyers and downsizers.

Externally the property is tucked away in the corner of the cul-de-sac with a large driveway for multiple vehicles and a single garage to the front aspect with a private and enclosed partly flagged, partly lawned garden to the rear aspect.

Ground floor accommodation comprises entrance hall through to the bay fronted lounge with oak effect laminate flooring and understairs storage.

The kitchen has tiled flooring, a range of low level and eye level units, a upvc door to the rear garden, a double glazed window over looking the rear garden, a range of integrated appliances including an extractor hood, gas hob and oven and a fridge/freezer with space for a washing machine and a family sized dishwasher/tumble dryer.

Upstairs comprises spacious landing with access to the insulated loft space which houses the combi boiler, a large built in storage cupboard two bedrooms, both with built in storage and the modern three 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 10 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 as well as Arley Hall which is home to fabulous walks and a variety of events and concerts.

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.

