



Wright Marshall  
Estate Agents

24, Ashgate Lane Wincham, Northwich, CW9 6PN



**£1,800 Per Calendar Month**

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Nestled in the charming area of Wincham, Northwich, this delightful house on Ashgate Lane offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike. The property will be part furnished.

Council Tax Band D  
EPC Rating C

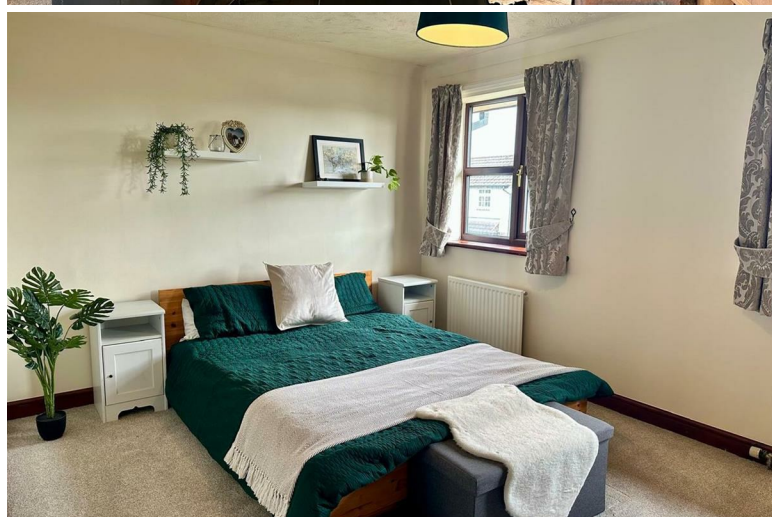
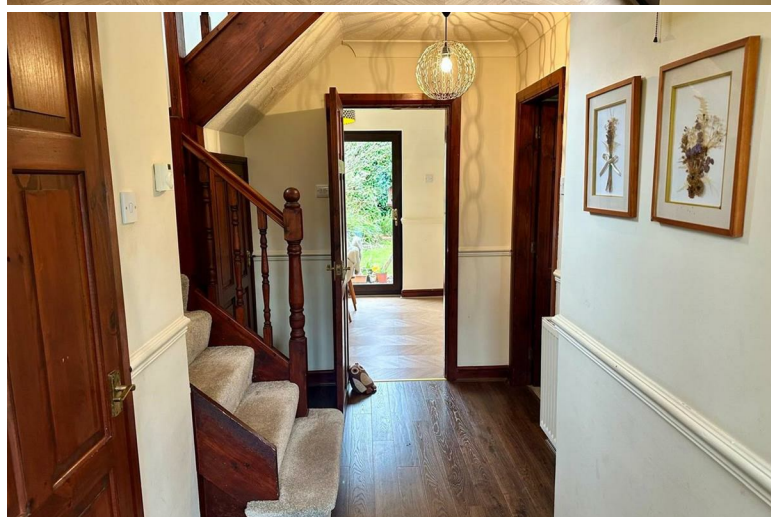
## Description

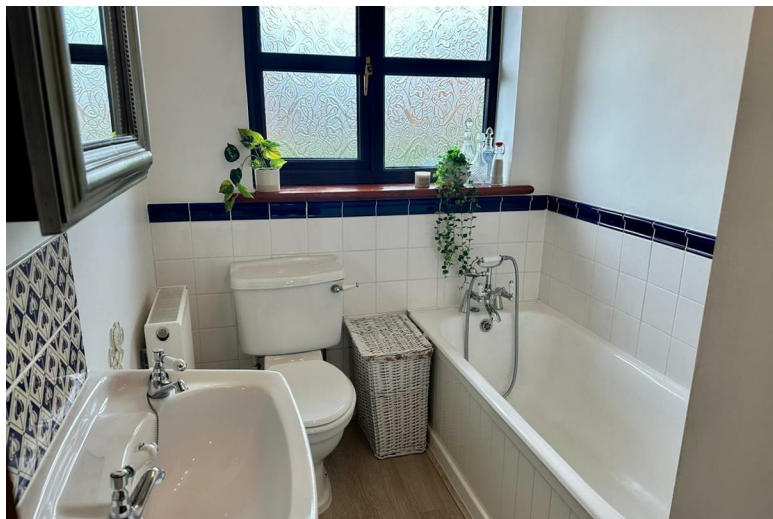
The property is approached via a three car driveway and a pebbled path, with a single garage, a lawned front garden and Perennial Hedges for added privacy.

The interior boasts a spacious layout, designed to maximise natural light and create an inviting atmosphere. The kitchen is well-equipped, with appliances included, plenty of worktops, comforting underfloor heating and a handy double pantry. Whilst the dining area is perfect for hosting family gatherings or dinner parties with friends. Adjacent to the kitchen, the well proportioned living room houses a log burning fireplace, offering a cosy space to unwind after a long day. A handy WC off the main hall adds convenience.

The bedrooms are generously sized, with two double bedrooms and two singles. The four piece bathroom is modern and well-appointed with a separate bath and rain shower.

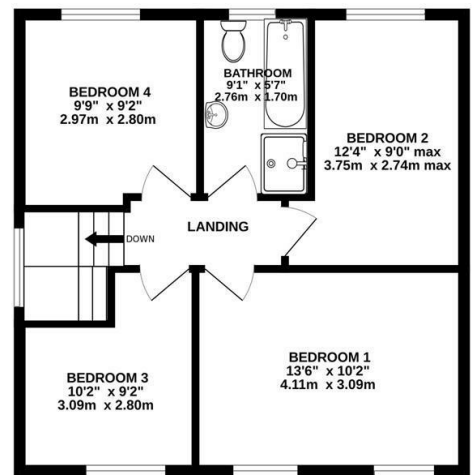
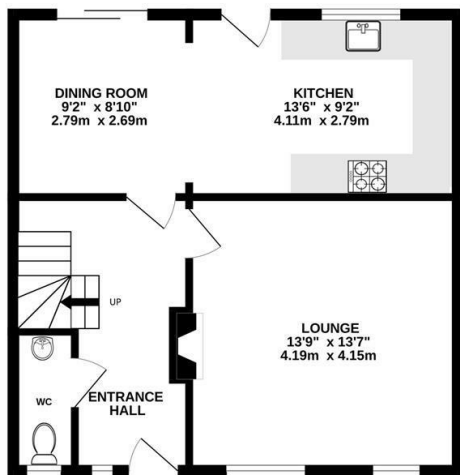
Outside, the property features a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. The surrounding area is rich in local amenities, including shops, a primary school, and parks, making it easy to enjoy the best of Wincham. Pickmere Lake is a local and beautiful spot, perfect for summer picnics and countryside strolls. The Red Lion Pub in Pickmere is also within walking distance. The towns of Knutsford and Northwich are both a short drive away, with excellent transport links to the M56 and M6.





**GROUND FLOOR**  
655 sq.ft. (60.8 sq.m.) approx.

**1ST FLOOR**  
511 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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