



Pickmere  
Mere Close

  
IRLAMS  
*of Knutsford*





# Pickmere, WA16 0JR

## Mere Close

### £350,000



### The Property

This superb four-bedroom detached family home has been well maintained over the years by the current owners to now provide light, flexible living accommodation over two floors. The property is in good order however would now benefit from a general scheme of refurbishment, offering potential to further extend, refurbish and remodel (subject to relevant permissions). Particular mention must be made of the generous living dining room with feature fire, large window to the front and French doors to the rear flooding the room with natural daylight, the master bedroom to the first floor with fitted furniture and far reaching views over the adjoining Cheshire countryside as well as the potential to further extend due to the style and nature of the plot.

Located in an ever-popular position, forming a development of similar properties in the heart of the town, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the front entrance and integral garage, flanked by open lawned garden with feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect over neighbouring countryside. Laid to lawn in the main with a range of well stocked borders containing a wealth of plants and foliage, all fully enclosed by wood lap fencing and mature hedging.

### Directions

From the roundabout at Canute Square in the centre of Knutsford proceed along Northwich Road passing the Heath on your right. At the traffic lights turn right onto the A556. Just prior to reaching The Windmill public house turn left onto Pickmere Lane. Follow this road for some distance eventually turning right onto Mere Close where the property can be found on the right hand side.

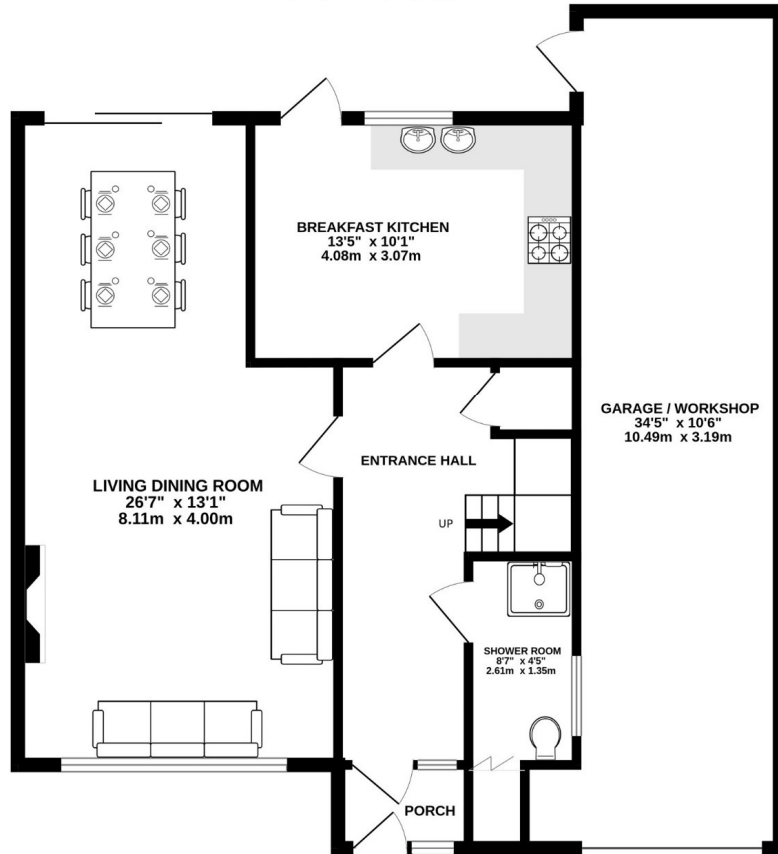


- Well-presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Breakfast kitchen
- Four generous bedrooms
- Two bathrooms (one shower room downstairs)
- Private enclosed garden
- Off road parking
- Garage & workshop
- Potential to refurbish, remodel and/or extend (subject to relevant permissions)
- No chain

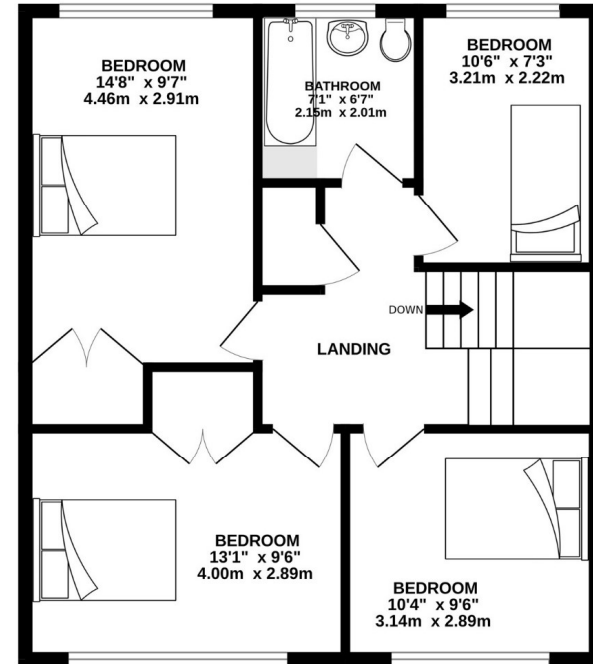
**Postcode** – WA16 0JR  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E  
**EPC** - TBC



GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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.

Made with Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, 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 lessees 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;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

  
**IRLAMs**  
*of Knutsford*