



Pickmere  
The Orchards

  
**IRLAM**  
*of Knutsford*





# Pickmere, WA16 0LS

## The Orchards

### £360,000



### The Property

Situated in the sought-after village of Pickmere, this three-bedroom detached family home provides bright and spacious accommodation over two floors. Notable features of this well-maintained property include a bright living room that opens through to a separate dining room and a beautiful rear garden. The garden is fully enclosed by fencing and mature hedging and laid to lawn with beds containing a wealth of plants and foliage. A flagged pathway sweeps around the side of the property leading to a patio area that provides ample space for alfresco dining. Upstairs there are three bedrooms that include integrated wardrobe space and, at the front of the property, a detached garage with a flagged driveway that provides ample parking space and a lawned front garden. Due to the size of the plot, there's also further potential to extend to the rear – subject to relevant planning permissions.

Located in the heart of the village among a select development of similar properties, the home is a short stroll from Pickmere Lake (popular for open water swimming and paddle-boarding), The Red Lion Pub and the well-regarded Farm Club.

A local supermarket and Post Office are just a few minutes' drive and the village is ideally positioned for major transport links around the north west and beyond - a ten minute drive to Lostock Gralam train station (Manchester-Chester line), Junction 19 of the M6 motorway and access to the A556 connecting commuters to Manchester international airport and Manchester city centre via the M56 and M60 motorways.

Situated in a semi-rural location among beautiful Cheshire countryside ideal for walking and cycling, Marbury Park and Budworth Mere are less than ten minutes away and the local area also benefits from a number of highly regarded schools. The bigger towns of Knutsford and Northwich have an array of supermarkets, restaurants, cafes, market days and cinemas and are less than 15 minutes' drive from the property.

### Directions

At the Red Lion pub (WA16 0JX), turn onto Park Lane and follow the road until reaching Mere Lane. Turn left onto Mere Lane and continue for a short distance before again turning left into The Orchards, where you'll find the property on the right-hand side.

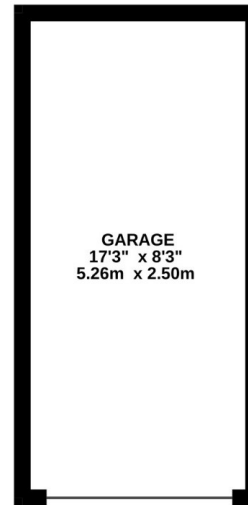
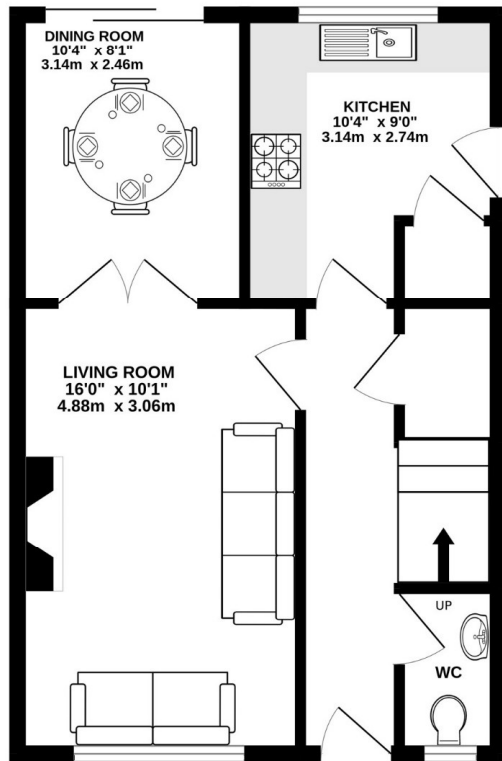


- Beautifully presented detached property situated in a lovely location
- A short stroll to Pickmere Lake
- Spacious & flexible living accommodation
- Three generous bedrooms
- Off road parking
- Garage
- Lovely enclosed rear garden
- Potential to extend (subject to relevant permissions)

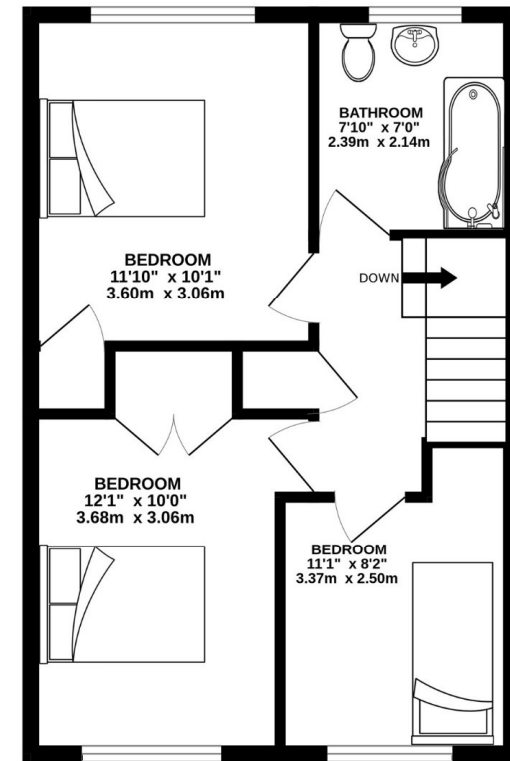
**Postcode** – WA16 0LS  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D  
**EPC** - D



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

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