



**GASCOIGNE  
HALMAN**

THE ORCHARDS, PICKMERE, KNUTSFORD

---

THE AREAS LEADING ESTATE AGENT



## THE ORCHARDS, PICKMERE, KNUTSFORD

An impressive five double bedroom, two bathroom extended detached home with fabulous orangery overlooking a generous sized private rear garden. Positioned within a quiet cul-de-sac in the heart of the village, and within a short stroll of popular Pickmere Lake will ensure this well-proportioned home appeals to a host of buyers.

Having been re-modelled and extended over the years the property provides versatile family sized accommodation which briefly comprises; Welcoming hallway with cloakroom and W.C, spacious living room with double doors opening to a pleasant snug, breakfast kitchen with separate utility room, and the impressive orangery is currently utilised as dining room overlooking the garden.

On the first floor there are five well-presented double bedrooms, Principal bedroom benefitting from an En-suite with the remainder served by a well-appointed family bathroom.

Externally a driveway extends to the integral garage with twin doors. The mature well-stocked private rear garden provides the ideal backdrop to this perfect family sized home.





## **DIRECTIONS**

SAT NAV: WA16 0LS

## **LOCATION**

Within close reach of Knutsford and Northwich which have numerous shops, bars and restaurants as well as leisure facilities. Pickmere itself is a pleasant village in an idyllic setting with a lake, various walks and outdoor activities. For the commuter, access to the nearby North West motorway network is readily available, as is Manchester International Airport, the rail stations have links to Chester and Manchester. Excellent education facilities cater for children of most ages in both the state and private sectors.

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

All mains services connected but have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

Cheshire East Council Tax Band: F

## **ENERGY PERFORMANCE RATING**

TBC

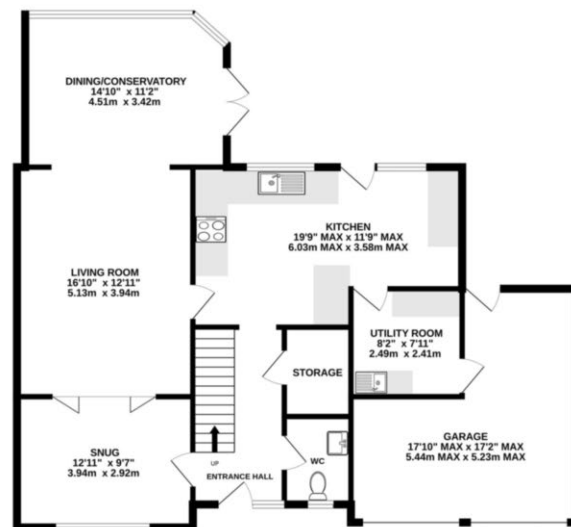
## **TOTAL FLOOR AREA**

1953 SQFT approx.

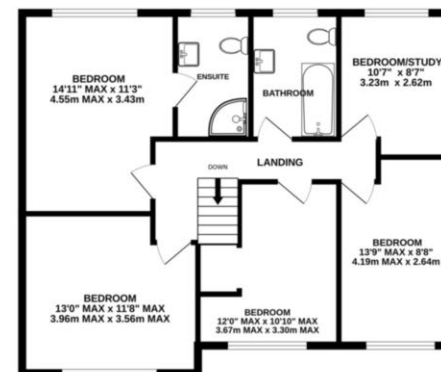
## **VIEWINGS**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 1953 sq.ft. (181.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE  
HALMAN**