



**GASCOIGNE
HALMAN**

PARK LANE, PICKMERE

THE AREAS LEADING ESTATE AGENT



PARK LANE, PICKMERE

Nestled on a quiet road on the edge of the picturesque village of Pickmere, this beautifully renovated four-bedroom detached home offers modern family living in a charming countryside setting. Within walking distance of a welcoming village pub and open rural walks, the property combines convenience with a sense of peace and privacy.

The ground floor features a spacious entrance hall with WC, cloakroom and storage, a separate living room, and a stunning high-specification kitchen-diner complete with integrated appliances, wine fridge, and Quooker tap. A bright garden room, versatile playroom, and practical utility room further enhance the flexible living space, perfect for family life and entertaining.

Upstairs, the main bedroom boasts an en-suite shower room, complemented by a family bathroom with a separate WC. Two additional double bedrooms and a fourth bedroom, currently used as a walk-in wardrobe provide ample accommodation. Externally, the property enjoys a generous rear garden, outdoor hot and cold taps, along with ample off-road parking with an electric car charger port.





LOCATION

Within close reach of Knutsford (5 miles) and Northwich (4 miles) which have numerous shops, bars and restaurants as well as leisure facilities, Pickmere itself is a much sought after pleasant village in an idyllic setting with a lake, lovely country 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, the nearest being the Ofsted outstanding primary school in Wincham and Cransley School an independent day school in nearby Great Budworth.

DIRECTIONS

WA16 0JX

TENURE

Freehold

SERVICES (NOT TESTED)

All main services are 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

D

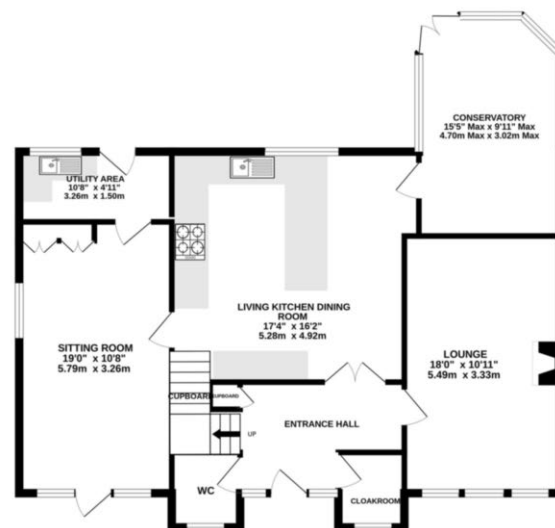
TOTAL FLOOR AREA

1675 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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