





Lakeview Pickmere Lane

Wincham

A superb modern detached family house in a pretty edge of village location enjoying a superb open view over farmland and a lake.

Council Tax band: F

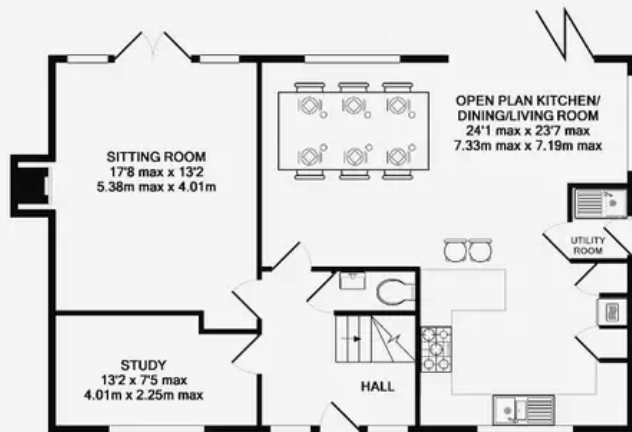
Tenure: Freehold

EPC Energy Efficiency Rating: B

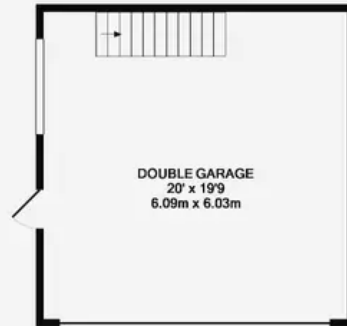
EPC Environmental Impact Rating: B

- Modern detached family house with lovely open views
- Four bedrooms, three bathrooms, two reception rooms
- Superb open plan kitchen/dining/family room and separate lounge
- Driveway and double garage with useful room above
- Village location convenient for Knutsford & Northwich
- Utility room and a study





GROUND FLOOR
 APPROX. FLOOR
 AREA 1284 SQ. FT.
 (117.4 SQ. M.)

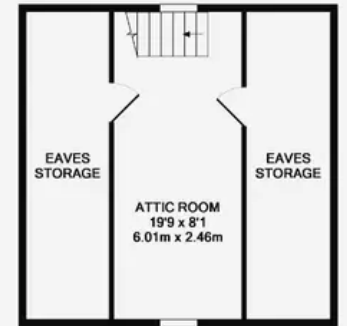


1ST FLOOR
 APPROX. FLOOR
 AREA 1255 SQ. FT.
 (116.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 2539 SQ. FT. (234.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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Rushton**
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