



Shores Green Drive | Wincham | CW9 6EJ

EDWARD  
**mellor**





## Features

- WITH BEAUTIFUL OPEN VIEWS OVER FARMLAND
- An extended 4 bed detached family house
- Garage and south facing rear gardens
- Gas central heating and PVCu double glazed
- Cul de sac/favoured village location

WITH NO FORWARD CHAIN - We welcome to the market 81 Shores Green Drive which is to be sold for the first time in its history. Enjoying stunning views from the rear over farmland, this detached family property has been extended over the years to

provide generous living and bedroom space. Offering excellent potential to improve, the layout comprises entrance hall, cloakroom, 24ft lounge through to a conservatory and dining kitchen. To the first floor there are 4 good sized bedrooms, one with en

suite in need of updating and main bathroom. Outside there is a garage and driveway approach giving ample off road parking. The rear gardens offer a sunny south facing orientation and adjoin fields.





Apart from the fantastic views, this property is superbly positioned within a quiet no through road and forms part of the long established and much sought after village of Wincham. There is a highly rated primary school nearby together with a children's play area with green space and convenience store. This location is well situated between the towns of Knutsford 5 miles and Northwich 2.5 miles both of which offer great shopping and leisure facilities, many bars and restaurants, Waitrose supermarkets, Northwich memorial court with swimming pool and gym, Tatton Park in Knutsford owned by the National Trust. For buyers seeking access to delightful open countryside, local landmarks within a 10 minute drive include Marbury Country Park, Anderton Nature Reserve, Pickmere Lake and Neumanns Flash. For commuting the A556 bypass is less than 5 minutes drive and leads directly to the motorway network.

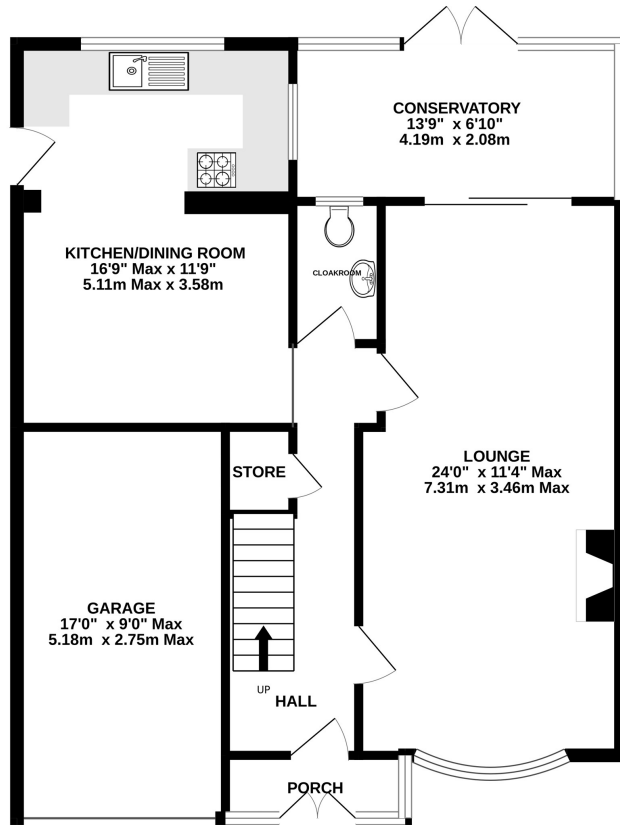
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band E - Energy Performance Rating TBC.



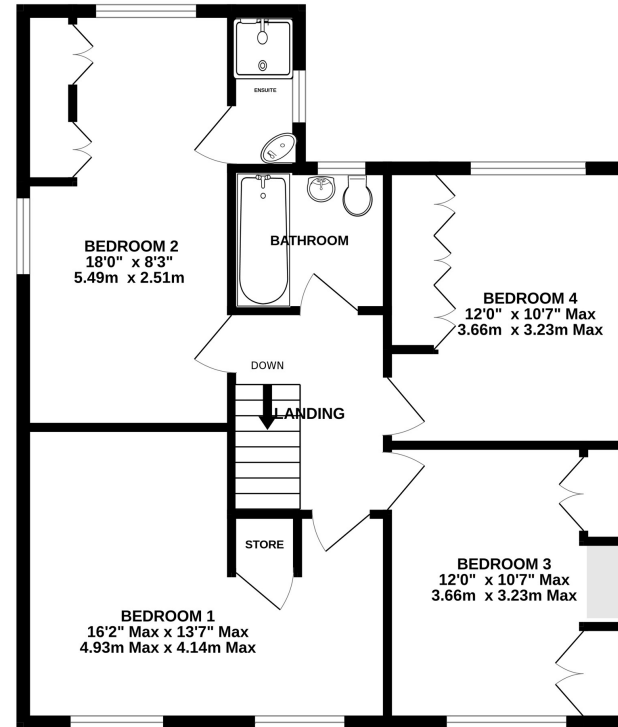
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1551 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.

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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating

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