



Shores Green Drive | Wincham, | CW9 6EN

EDWARD  
mellor



## Features

- CALLING ALL INVESTORS ONLY
- Spacious & well appointed detached bungalow
- With three bedrooms and two bathrooms
- Upgraded kitchen & bathroom
- With garage, excellent parking & gardens

STRICTLY TO BE SOLD TO AN INVESTOR ONLY. FURTHER DETAILS ON REQUEST. This spacious and extended detached bungalow is being offered for sale at a heavily discounted price to attract investment buyers only. The property is

well appointed and has the benefit of a new kitchen and bathroom inside the last 12 months. With gas central heating and PVCu double glazing, the accommodation comprises entrance hall, lounge, dining room, kitchen, master bedroom with en suite shower

room, two further bedrooms and bathroom with separate shower. Outside there is a garage, large brick paved driveway giving ample off-road parking and mature enclosed rear gardens with garden store which enjoy a South facing aspect.



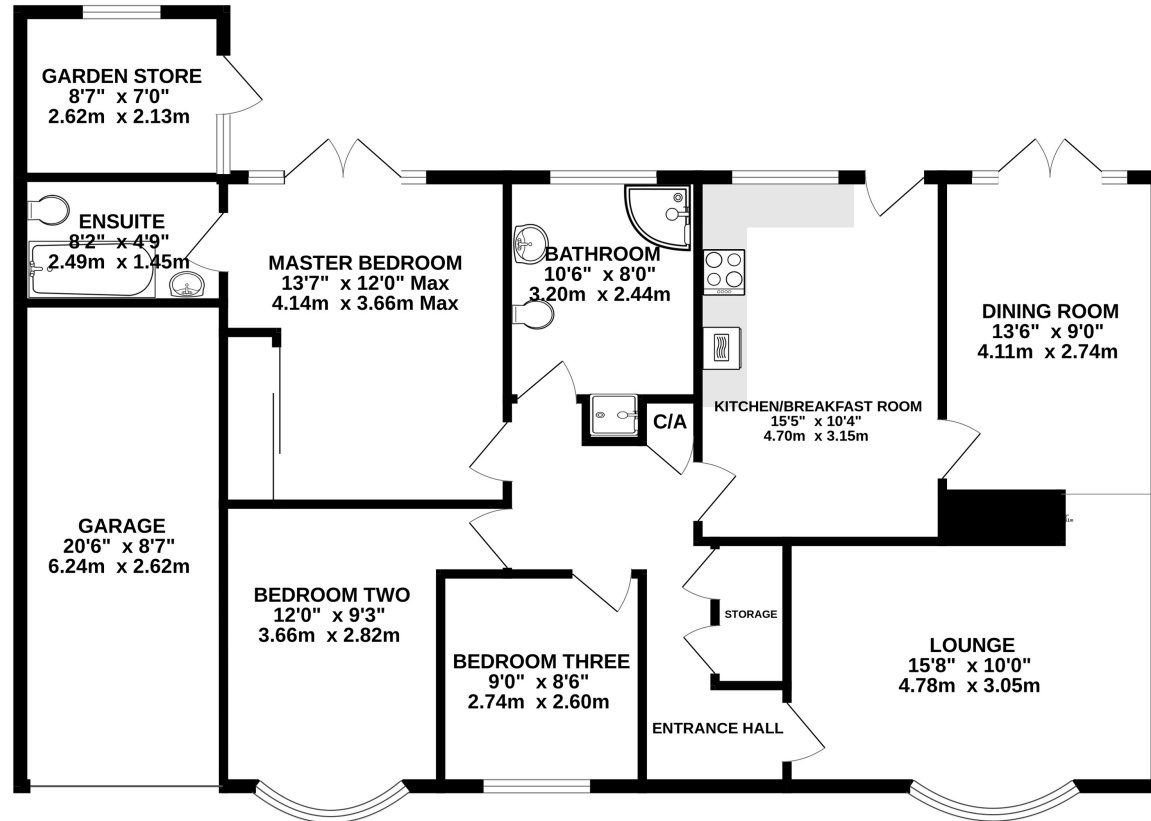
The bungalow is well positioned and belongs to the sought after village of Wincham. Geographically the area stands between the towns of Northwich 3 miles and Knutsford 5.4 miles which both offer excellent shopping facilities including Waitrose stores, the pretty Northwich marina, multiplex cinema, restaurants and leisure activities. Wincham has a convenience store, a primary school and is close to delightful countryside. Local landmarks include Marbury Country Park, Anderton Nature Reserve, Neumann's Flash and Tatton Park Knutsford. There is easy access to the motorway network with the M6 being 6 miles distant connecting to several commercial centres in the north west e.g. Manchester Airport 15 miles.

**SERVICES:** Mains Water, Gas, Electricity and Drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band D- Energy Efficiency Rating TBC

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

## GROUND FLOOR



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: D
- Tenure:Freehold

## EPC Rating

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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*