



Teranet, Earles Lane | Wincham, | CW9 6EA

EDWARD  
mellor





## Features

- Delightful view over fields and Pickmere Lake
- A semi detached house with 3 bedrooms
- Gas central heating and PVCu double glazed
- Garage and well tended gardens
- WITH NO FORWARD CHAIN

A CHAIN FREE BUY - The property 'Teranet' is a 1960s built semi-detached property with a beautiful panoramic view over farmland and the locally well known Pickmere Lake. The house has been meticulously well maintained throughout and offers

excellent scope to improve and extend. With gas central heating and PVCu double glazed windows, the layout in summary comprises porch through to a spacious lounge, dining room and kitchen. To the first floor there are three bedrooms, the rear bedroom

offers a fantastic scene, and a bathroom. Outside there is a garage measuring 16ft6 x 8ft with driveway giving ample off-road parking. There are mature well kept gardens laid out to front which extend to the rear which enjoy a high degree of privacy.





Set back from roadside in a well established country lane setting, the property is superbly well positioned in Wincham village near to local amenities. These include a primary school, convenience store with post office and green space with children's play area. In contrast there is a lovely walk from the house to Pickmere Lake and local landmarks nearby include Marbury Country Park and Anderton Nature Reserve. Northwich is 3 miles away offering an excellent choice of shops and national chain stores, Waitrose supermarket against a picturesque marina, leisure centre with swimming pool/gym and retail park. Knutsford is 6 miles away and has many restaurants, shops and Tatton Park. Notably the M6 motorway junction is just 3.3 miles away.

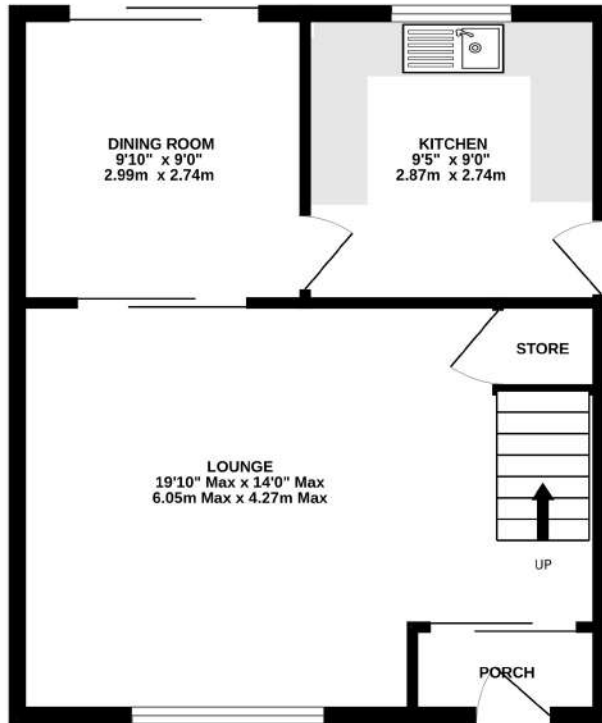
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band C - Energy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



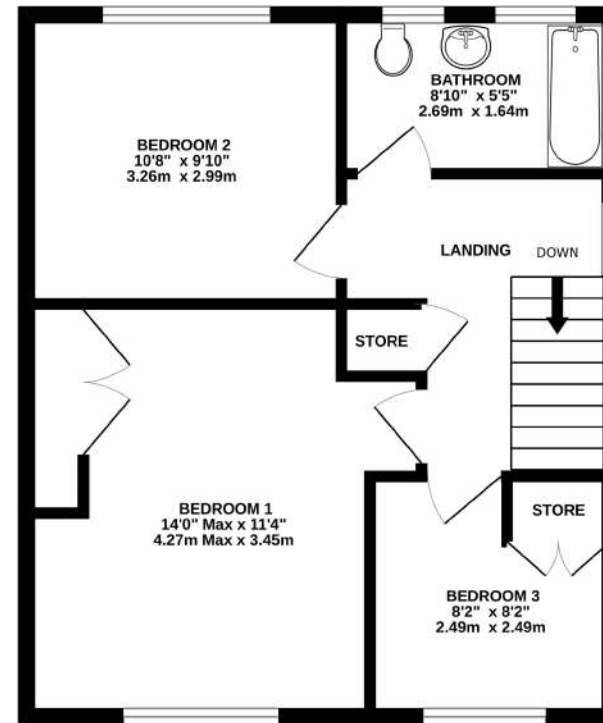
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



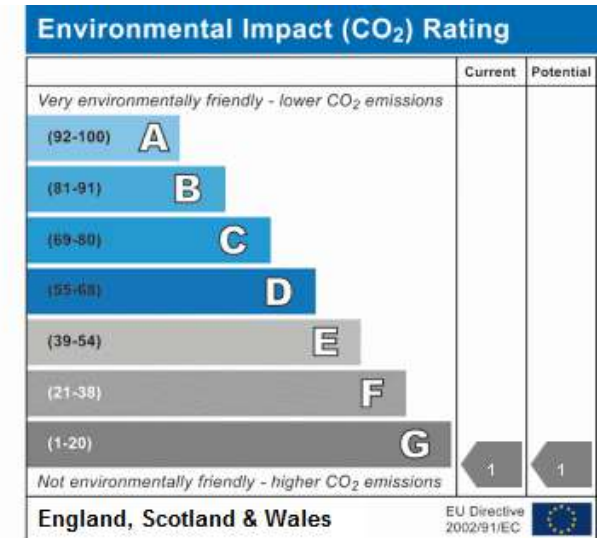
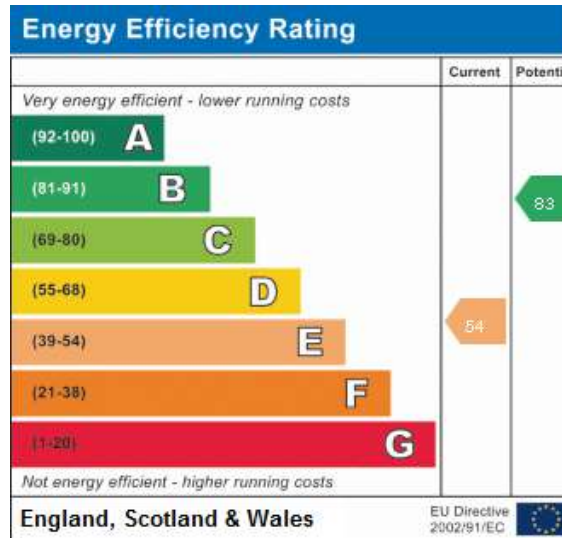
TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

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.  
Made with Metropix ©2024

## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
 T: 01606 455 14  
 E: northwich@edwardmellor.co.uk



*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.*