



Keats Lane | Wincham | CW9 6PP

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- Attractive 3 bed semi detached
- Superb orangery with bi-fold doors
- Gas central heating & PVCu double glazed
- Garage, driveway and secluded gardens

This is an attractive semi detached house with the key feature of a superb orangery having bi-fold doors which open onto a secluded and maintenance free rear garden. The well presented layout with gas central heating has a recently installed combi

boiler and PVCu double glazing.. The accommodation in summary comprises entrance hall, spacious lounge, impressive open plan kitchen/diner with an opening through to the orangery. which can be used for a number of purposes On the first floor

there is bedroom one with fitted wardrobes, bedroom two with mirrored wardrobes, bedroom three or home office and an upgraded bathroom with shower installation. With a garage and driveway giving ample off road parking for two vehicles.



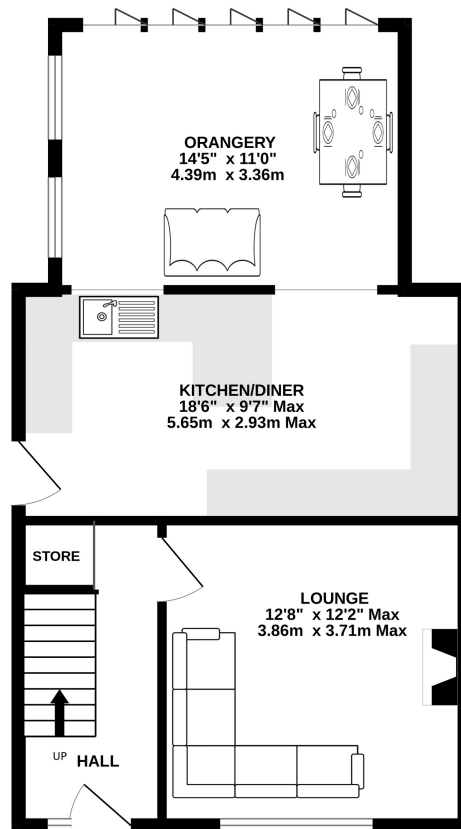
The property commands a splendid position in what is a much favoured and very popular location. Wincham is a long established village community and within close proximity there is a highly rated primary school and convenience store. Geographically the area stands between the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities. The area will be of great appeal to the business traveller as the M6 motorway junction is around ten minutes' drive and connects directly to many major commercial centres throughout the North West e.g. Manchester, Liverpool Chester, Warrington and two international airports. Worth mentioning also is that the area is surrounded by beautiful open countryside with easy access to Pickmere Lake and Neumann's Flash which connects to Anderton Nature Reserve and Marbury Country Park.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - C. Energy Efficiency Rating - D- **TO VIEW** By appointment with the Agent's Northwich Office.

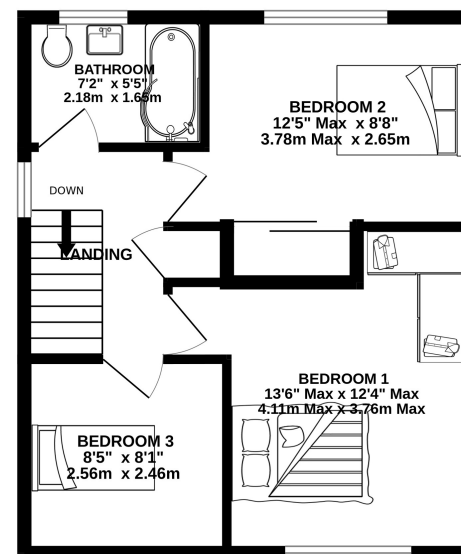
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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: C
- Tenure:Freehold

EPC Rating

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