



Church Street | Wincham | CW9 6EP

EDWARD
mellor



Features

- A CHAIN FREE BUY
- Fully renovated cottage in large gardens
- 2 bedrooms and 2 bathrooms
- Beautifully appointed throughout
- Private driveway for 2 cars

A charming and beautifully modernised cottage of great character and history built in 1868. The property stands in an impressive plot with delightful and secluded mature gardens situated at the rear. Also with an attractive paved area, garden store and hardstanding area for a larger building such as home office if required. There is a private

driveway with space for 2 vehicles. The interior with an eco friendly electric central system is superbly presented throughout and begins with the standout feature of a 24ft lounge/kitchen diner with a central staircase having a contemporary glass balustrade. The lounge area has the focal point of a log burning stove and

kitchen is well equipped with attractive range of units together with integrated appliances. There is a small utility space through to an upgraded shower room. On the first floor there is bedroom one with an a refurbished en suite bathroom and bedroom 2 which is of double size.



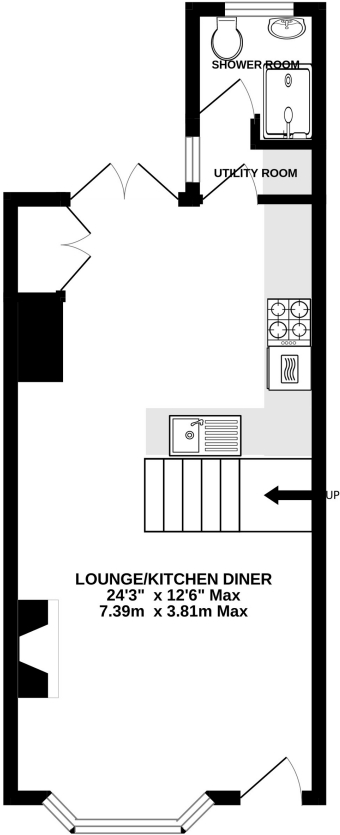
Geographically the area stands between the towns of Northwich 2,3 miles and Knutsford 6 miles which both offer excellent shopping facilities including Waitrose stores, the pretty Northwich marina, multiplex cinema, restaurants and leisure activities. Wincham has a convenience store, a primary school 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 3.3 miles distant connecting to several commercial centres in the north west e.g. Manchester Airport 15 miles.

SERVICES: Mains Water, Electricity and Drainage Gas is available from the road. **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 B- Energy Efficiency Rating D

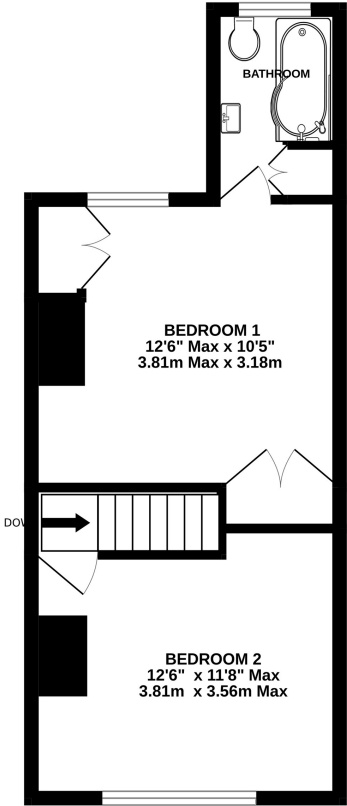
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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