



Keats Lane | Wincham | CW9 6PP

EDWARD  
mellor



## Features

- A well presented 3 bed semi detached house
- Gas central heating and PVCu double glazing
- Garage, off road parking and private garden
- Lovely village setting near to countryside
- Easy access for M6 motorway and airport

Early viewing recommended. A superbly presented semi detached home in a highly sought after village location. The property offers comfortable and stylish living enjoying the benefits of gas central heating and PVCu double glazing. The layout in summary begins with a useful porch

addition with cloaks through to an inviting entrance hall, spacious and bright lounge/diner and attractive fitted kitchen with a range of integrated appliances. Upstairs there are three bedrooms and a modern family bathroom. Outside, a secluded low maintenance rear garden provides the

perfect space for relaxing and entertaining. A private driveway provides ample off road parking and leads to garage and additional outbuildings - ideal for storage and hobbies.



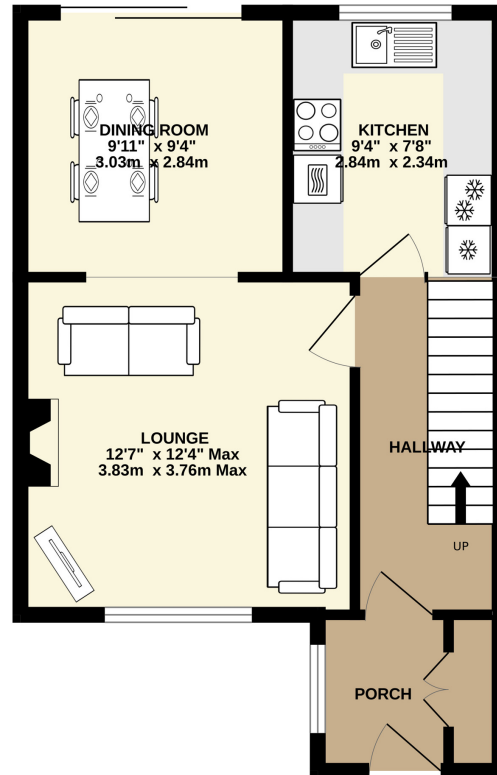
The property is situated in a desirable road and village setting close to delightful open countryside. Scenic landmarks nearby include Pickmere Lake and Neumann's Flash which connects to Anderton Nature Reserve Marbury Country Park and Tatton Park part of the National Trust. Wincham is a long established 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.

**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 - TBC- TO VIEW By appointment with the Agent's Northwich Office.

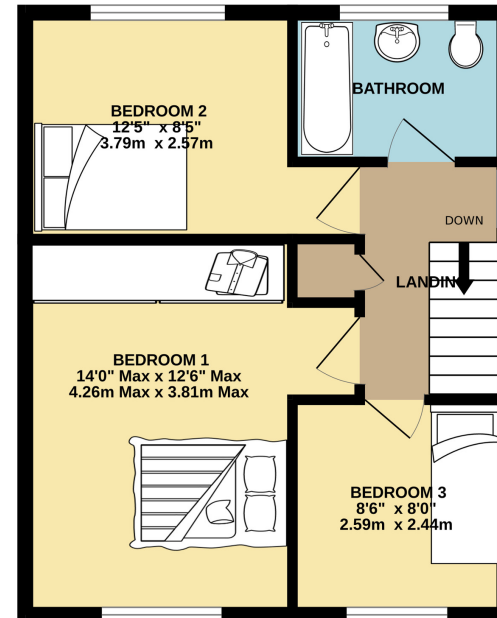
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST 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: C
- Tenure:Freehold

## EPC Rating

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