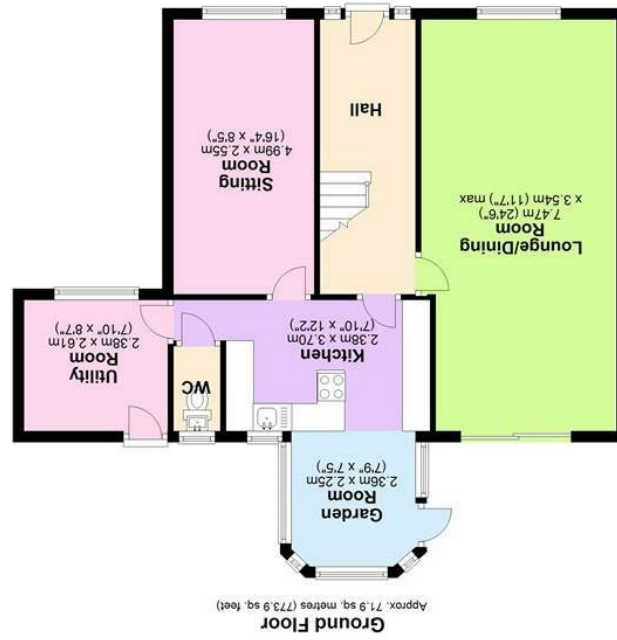


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 132.2 sq. metres (1423.3 sq. feet)



OFFERS IN THE REGION OF £385,000



**23 BIRCH GROVE
 WINCHAM
 NORTHWICH
 CW9 6EQ**

5 **3** **3** **D**
COUNCIL TAX BAND: E



Spacious family home located within walking distance to Wincham Community Primary School

Description

Purchased by the current vendors over 20 years ago, this property sits in a desirable spot in Wincham village, next door to the park, a short walk away from the Spar and of course the outstanding Wincham Community Primary School.

This is the ideal property for a growing family looking to purchase a property which they can put their own personal stamp on and make their own.

A large spacious driveway is located to the front aspect, ideal for a family with multiple vehicles.

The ground floor accommodation comprises spacious entrance hallway, a large 24 ft 6 by 11 ft 7, dual aspect, lounge/dining room with sliding doors to the south facing rear garden.

The kitchen has been modernised throughout and extended to create a modern and bright garden room overlooking the rear garden, flooding the rooms with natural light.

The large 16 ft 4 by 8 ft 5 sitting room could easily be used as a separate play room/gym if required and the downstairs also has the added benefit of a sizeable utility room with direct access to the rear garden and a separate downstairs WC.

Upstairs comprises spacious landing with loft access along with four double bedrooms, single bedroom/study, a modern shower room and a separate three piece family bathroom.

The private enclosed south facing garden offers multiple seating areas, ideal for chasing the sun on a summers evening when entertaining family and friends along with a convenient bin store with side access to the front of the property.

The Spar in Wincham is only a short 5 minute walk down Linnards Lane towards Northwich and the Old Red Lion Pub in Pickmere is only a short 15 minute walk across Wincham park and then straight up Pickmere Lane towards Knutsford.

Knutsford, famous for Tatton Park is only a 10 minute drive down Pickmere Lane and then Tabley road, ideal for cycling and dog walking enthusiasts.

Alternatively Marbury Park is only a 5 a minute drive in the opposite direction towards Northwich for a more convenient choice of walk.

Local golf clubs include Heyrose located on Budworth Road in Pickmere only a 6 minute drive away, followed by High Leigh, Knutsford and The Mere Golf & Country Club.

The highly regarded Farm Club in Pickmere is located on Park Lane, just a 5 minute drive away, perfect for anyone wishing to take part in wellness activities including open water swimming, yoga and meditation. Budworth sailing club and Anderton Boat Lift are both also located a short drive away.

The annual Cheshire Show is held down the road on Pickmere Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

The Cransley School is a highly reputable independent school located in Great Budworth just a short drive away or alternatively the Knutsford Academy and the various Northwich high schools are all easily accessible.

Wincham is perfectly positioned within a 5 minute drive of the A556 connecting commuters to Manchester international airport and Manchester city centre via the M56 and M60 motorways. The M6 motorway and Lostock Gralam train station (Chester-Manchester line) are similarly only a 5 minute drive away.