



Wright Marshall  
Estate Agents

5 MEADOW GATE, WINCHAM, NORTHWICH  
CW9 6EW

OFFERS IN THE REGION OF £365,000



A chain free detached bungalow located on a small cul-de-sac of eight properties in Wincham

## Description

Purchased by the current vendor over fifty years ago this bungalow has been extended and maintained throughout creating the perfect opportunity for downsizers looking for a spacious bungalow which they can put their personal stamp on.

Externally the property is positioned at the end of the cul-de-sac with a block paved driveway for two vehicles, a single garage which houses the Vailant combi boiler which could easily be converted into another reception room/bedroom and a lawned garden to the front aspect.

There is ample on street parking for visitors and guests to the front aspect and to the rear aspect is a landscaped garden, ideal for buyers looking for a low maintenance garden.

The entrance hall is tiled with a double glazed window to the side aspect with doors to the porch and kitchen/dining room.

The kitchen/dining room is tiled throughout with a selection of low level and eye level units and integrated appliances including a double gas oven, electric hob, extractor hood and dishwasher.

The bay fronted lounge measures over 17 ft by 15 ft creating a large reception room with beautiful views over the front garden and has the added advantage of a feature gas fire for the winter months.

The conservatory houses the washing machine and tumble dryer, ideal for using as a drying room.

Bedrooms one and two are both double bedrooms, bedroom three is an ideal nursery/spare bedroom, all of which have double glazed windows.

The modern three piece family bathroom is partly tiled with two frosted double glazed windows to the side aspect.

The Spar in Wincham is only a short 2 minute walk down Shores Green Drive towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 20 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.

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.

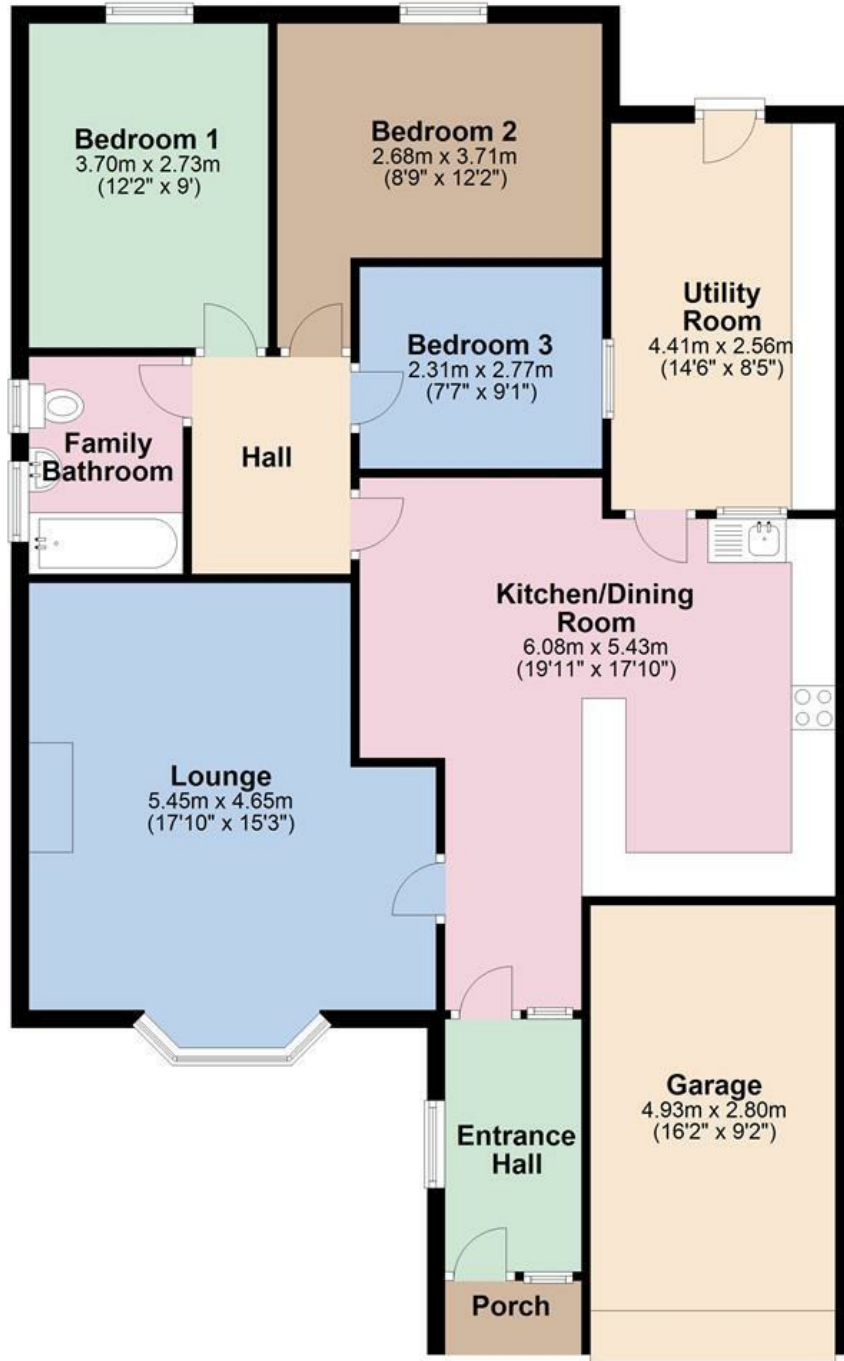






# Ground Floor

Approx. 115.8 sq. metres (1246.6 sq. feet)



Total area: approx. 115.8 sq. metres (1246.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-90) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements