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 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. 129.3 sq. metres (1391.9 sq. feet)



OFFERS IN THE REGION OF £285,000



28 SHELLEY AVENUE
 WINCHAM
 NORTHWICH
 CW9 6PH

4 bedrooms, 1 bathroom, 2 living areas, Council Tax Band: D



A renovation project located within walking distance to the highly regarded Wincham Community Primary School

Description

Purchased by the previous vendor over fifty years ago this growing family home has been extended both above the garage and to the rear aspect and is the perfect opportunity for a buyer looking for a property which they can modernise to their own personal taste.

Externally the property is positioned on a large plot with a driveway for up to three vehicles and a lawned garden to the front aspect and side access to the private rear lawned garden.

Ground floor accommodation comprises spacious hallway with access to the separate lounge and kitchen. The lounge measures over 22 ft by 12 ft and presents huge potential to knock through and create a modern kitchen/dining room with a cosy lounge to the front aspect.

The kitchen has a range of low level and eye level units and integrated appliances including an extractor hood, electric hob and gas oven. The kitchen provides integral access to the garage and access to the dining room which could also be used as a home office/studio.

The dining room extension provides direct access to the rear garden and utility room with WC.

The conventional boiler is located in the store to the rear aspect of the property.

Upstairs comprises spacious landing with access to the partly boarded loft space and a built in storage cupboard housing the hot water tank.

Bedrooms one, two and three are all double bedrooms, the fourth bedroom is the perfect nursery/study and there is also a three piece family bathroom upstairs.

Wincham is a quaint village in West Cheshire with excellent road networks and beautiful countryside.

The Spar in Wincham is only a short 2 minute walk down Linnards Lane 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.