



Wright Marshall
Estate Agents

9 SUTTON CLOSE, WINCHAM, NORTHWICH
CW9 6PJ

OFFERS IN THE REGION OF £365,000



A modernised family home positioned at the head of a small cul-de-sac consisting of just ten properties located within walking distance to the highly regarded Wincham Community Primary School

Description

Purchased by the current vendor twelve years ago this property has been modernised to create a fabulous open plan living family home.

Situated on a small cul-de-sac in the centre of Wincham this property is nicely tucked away from the main road creating a safe environment for a growing family.

Externally the property has a driveway for two vehicles, a lawned garden and a detached single garage with electric. The partly paved, partly lawned rear garden is East facing and the ideal size for young family looking for a low maintenance garden.

Ground floor accommodation comprises hallway with laminate flooring, stairs to the first floor, a large understairs storage cupboard housing the combi boiler, and doors to the downstairs WC, lounge and open plan kitchen/dining room.

The carpeted lounge measure over 13 ft by 13 ft with a large double glazed window to the front aspect and a feature electric fireplace creating a light and airy reception room.

Particular mention must be made of the open plan kitchen/dining room. Knocked through to current building regulations by the current vendors, this living space is ideal for entertaining family and friends especially with bi-fold doors onto the rear garden.

The kitchen has a range of low level and eye level units, laminate flooring, a uPVC door to the side aspect, a double glazed window to the rear aspect and a selection of integrated appliances including an extractor hood, four ring gas hob, a dual oven and a fridge with space for an American fridge freezer, washing machine and family sized dishwasher.

First floor accommodation comprises landing with a large double glazed window to the side aspect and access to the loft space which isn't boarded.

Bedrooms one, two and three are all double bedrooms, bedroom four is the ideal bedroom/study, all of which are double glazed.

The tiled, four piece family bathroom has recently been installed and has a frosted double glazed window to the front aspect.

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

Wincham Community Primary School is a 4 minute walk, as is the Spar local shop and the idyllic Pickmere Lake is just a 10 minute walk away, as is the charming Red Lion pub.

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 15 minute walk 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.

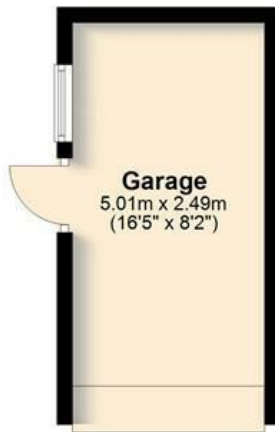
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



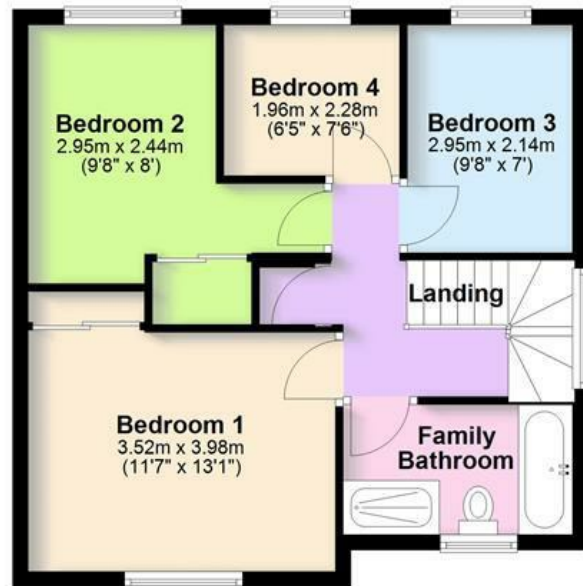
Ground Floor

Approx. 12.5 sq. metres (134.1 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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