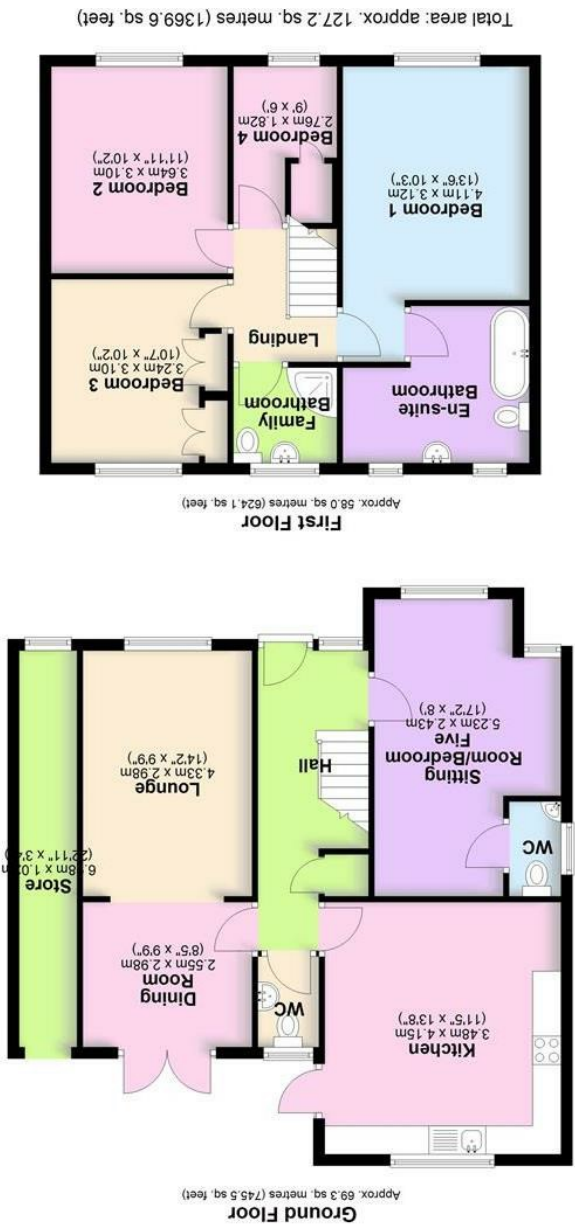


MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.



OFFERS IN THE REGION OF £330,000



75 SHORES GREEN DRIVE  
WINCHAM  
NORTHWICH  
CW9 6EJ

4 3 3 C  
COUNCIL TAX BAND: D





An extended renovation project with stunning open field views across the south west facing rear garden located within walking distance to the highly regarded Wincham Community Primary School

### Description

Purchased by the late vendor in 1997 this property is a growing family home in need of modernisation throughout.

Externally the property is positioned at the end of Shores Green Drive on a large plot with a double driveway to the front aspect and a side gate providing bin access and access to the private south west facing garden overlooking farmers fields.

Ground floor accommodation comprises hallway with understairs storage, stairs to the first floor and doors to the sitting room/fifth bedroom, lounge/dining room, WC and kitchen.

The integral garage was converted by the previous owner to create a sitting room/fifth bedroom with an en-suite toilet and a double glazed window to the front aspect, ideal accommodation for an elderly relative or teenager.

The dual aspect open plan lounge/dining room has French doors to the rear aspect and a double glazed window to the front aspect creating an airy reception room.

The kitchen has a range of low level units, a wall mounted combi boiler, a large double glazed window to the rear aspect and a barn style timber back door to the rear aspect.

First floor accommodation comprises three double bedrooms, bedroom one has a three piece en-suite bathroom, the three piece shower room has been modernised and the fourth bedroom is the ideal nursery/study.

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