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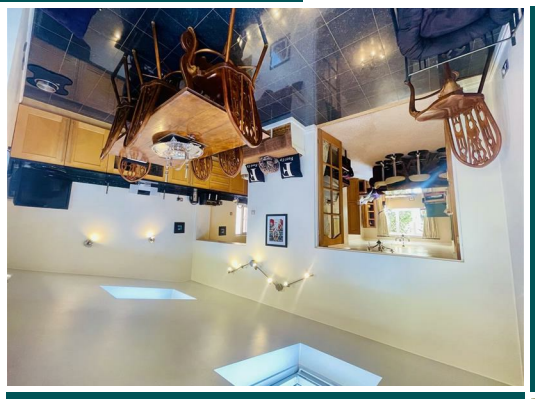
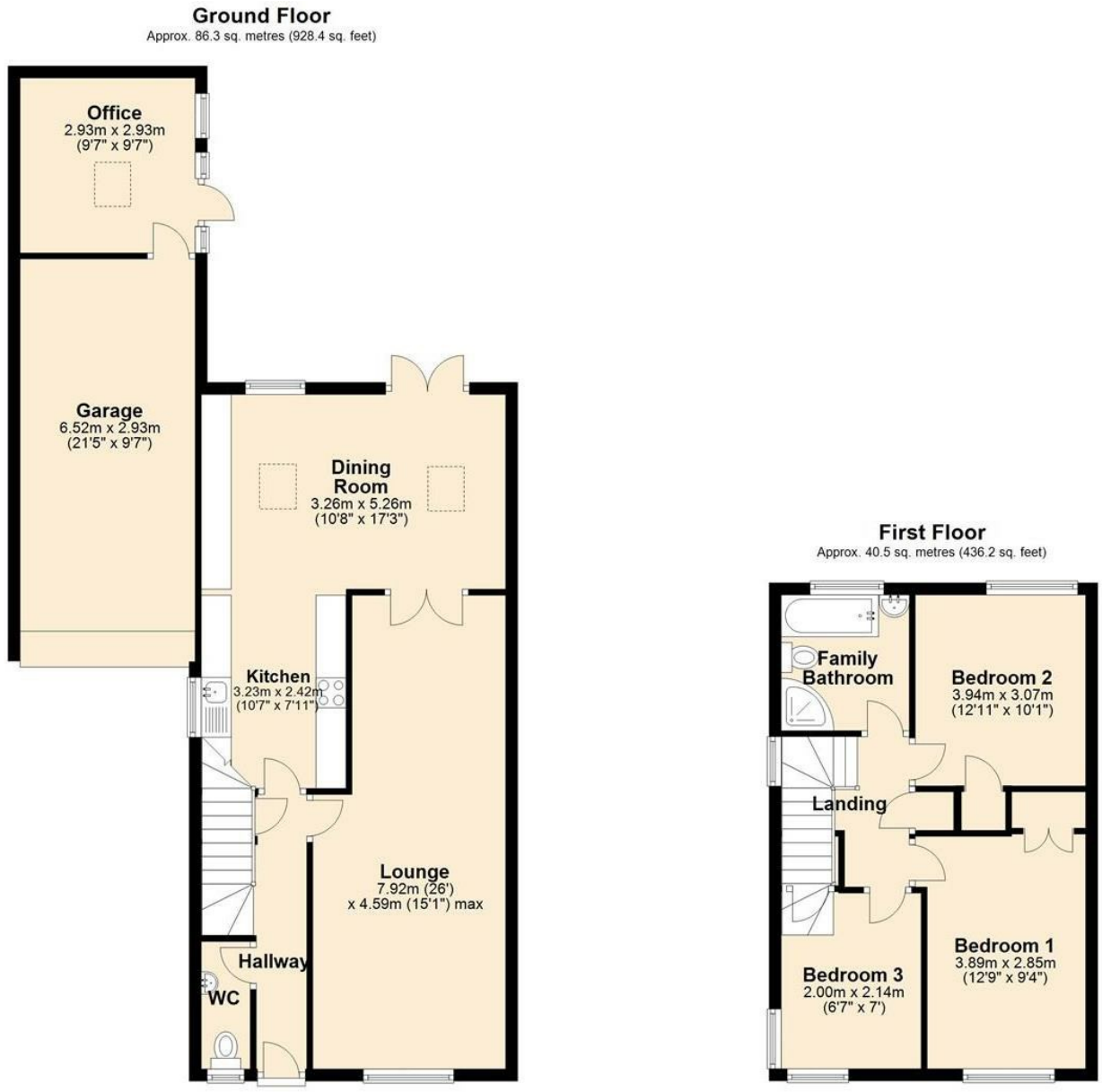


OFFERS IN THE REGION OF £365,000

Wright Marshall Estate Agents



Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

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Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
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An extended detached dwelling located within walking distance of Pickmere Lake and the Farm Club

Description

Purchased by the vendor 13 years ago, this detached property sits on a large plot and has been modified to cater for the vendors business needs making the property adaptable for modern, working from home living.

Particular mention must be made of the third bedroom/office with fantastic views across Pickmere Lake along with the converted garage creating two separate working spaces.

Ground floor accommodation comprises spacious hall with laminate flooring, understairs storage space, downstairs WC and access to both the lounge and kitchen.

The deceptively large lounge measures 26 ft by 15 ft 1 creating a large dual aspect living space with a large double glazed window to the front aspect and French doors to the dining room extension.

The dining room extension was built by the previous owners and measures 10 ft 8 by 17 ft 3 with Velux windows and French doors to the rear garden, flooding the room with natural light.

The modern kitchen has a range of low level and eye level units and a range of integrated appliances including a double oven, gas hob, extractor fan, dishwasher, fridge and separate freezer.

First floor accommodation comprises spacious landing with a double glazed window to the side aspect, airing cupboard housing the combi boiler and loft hatch, a four piece family bathroom with a double glazed window to the rear aspect, two spacious double bedrooms, both of which have a built in wardrobe and a single bedroom, all of which are double glazed.

Externally the large paved driveway will cater for up to three vehicles and the landscaped rear garden with side access is the ideal outdoor space for homeowners looking for a private and enclosed low maintenance garden.

The garage has been converted to create practical storage space to the front and a useful office/studio to the rear, both of which are accessible from both the front and the rear aspects.

Located within strolling distance to the Farm Club, the Red Lion Pub and the famous Pickmere lake, this property is perfectly positioned for all the family's needs. The Spar in Wincham village is only a short away down the public footpath with brings you out onto Earls Lane or alternatively Northwich town centre and Knutsford are both just a 10 minute drive away, home to large supermarkets such as Aldi, Waitrose, Booths and Asda and a selection of restaurants, bars and cafes.

Heyrose Golf Club is just a 5 minute drive away located on Budworth Road and the famous Tatton Park is only a 10 minute drive away.

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.