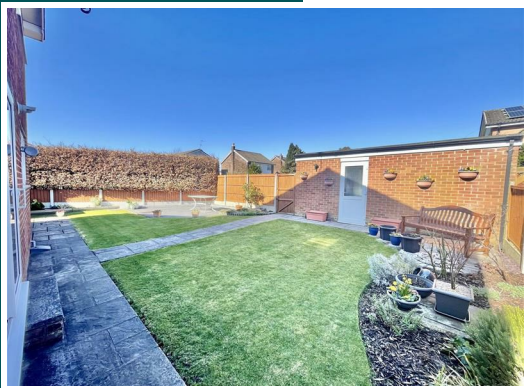


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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 £450,000



69 LINNARDS LANE
WINCHAM
NORTHWICH
CW9 6ED

4 2 2 C
COUNCIL TAX BAND: E



An extended family home with a double detached garage located within strolling distance of the highly reputable Wincham Community Primary School

Description

Purchased by the vendors over thirty years ago this large corner plot property is the perfect opportunity for a growing family.

Externally the property is positioned on the corner of Linnards Lane and Keats Lane with a beautiful lawned garden to the front aspect, set back from Linnards Lane with a double driveway and double detached garage and enclosed lawned garden to the rear aspect.

Particular mention must be made of the single storey extension built to building regulations by the current vendors in 2012, extending the hallway and creating a second reception room and utility room.

Ground floor accommodation comprises hallway with oak effect laminate flooring, stairs to the first floor, understairs storage housing the three year old consumer unit and electric meter.

The reception room measures over 12 ft by 10ft with a double glazed window to the front aspect creating a light and airy space, ideal for families with multiple remote workers.

The utility room has hard flooring and a range of low level and eye level units, a sink with drainer below the double glazed window to the rear aspect, space for the washing machine and tumble dryer and a upvc door to the rear garden.

The modern kitchen has hard flooring and a range of low level and eye level units one of which houses the four year old conventional boiler, a selection of integrated appliances including an extractor hood, Bosch electric hob and double oven, a sink with drainer below the double glazed window to the rear aspect and space for an American fridge freezer.

The current dining room presents the perfect opportunity to extend the kitchen to create an open plan kitchen/dining room or alternatively it can be used as it is currently as a traditional dining room with oak effect laminate flooring with sliding doors onto the rear garden.

The three piece shower room has lino flooring and a frosted double glazed window to the side aspect, perfect if you have elderly relatives who require a bedroom and shower room downstairs.

The bay fronted lounge measures over 12ft by 20ft with a feature electric fire place and stunning views over neighbouring farmers fields creating a light and airy reception room.

Upstairs comprises spacious landing with a double glazed window to the side aspect, access to the partly boarded loft space and a large storage cupboard housing the hot water tank.

Bedrooms one, two and three are all double bedrooms and bedroom one has the added advantage of five fitted wardrobes. Bedroom four is the perfect single bedroom/study with fitted wardrobes and the modern three piece family bathroom has lino flooring with a frosted double glazed window to the side aspect.

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 15 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 2 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.