



Wright Marshall
Estate Agents

9 ORCHARD CLOSE, WINCHAM, NORTHWICH
CW9 6EX

OFFERS IN THE REGION OF £330,000



A two double bedroom chain free bungalow positioned at the end of a small cul-de-sac consisting of just eight properties located in Wincham

Description

Orchard Close is a small cul-de-sac of detached bungalows located on the edge of Wincham and Pickmere. Positioned at the end of the cul-de-sac on a desirable corner plot, particular mention must be made of the stunning open field views across Wincham to the rear aspect of number nine.

Externally the property has a sweeping driveway for up to four vehicles and a single detached garage with electric and a lawned garden to the front aspect with a large shed/workshop and a partly flagged, partly lawned garden to the rear aspect.

Accommodation comprises porch through hallway with a large built in storage cupboard and provides access to the two bedrooms, shower room, lounge and kitchen. Bedroom one has a large box window to the front aspect and multiple built in wardrobes. Bedroom two is currently being used as a dining room but also has a large double glazed window to the front aspect.

The fully tiled shower room has a frosted double glazed window to the side aspect and a built in storage cupboard.

The lounge has a feature fireplace and measure over 16 ft by 13 ft with sliding doors out onto the rear garden flooding the room with natural light with beautiful open field views. The conservatory is accessible via the lounge and provides direct access to the rear garden also.

The kitchen has lino flooring, a upvc door to side aspect, a range of low level and eye level units, a wall mounted combi boiler and a range of integrated appliances including an extractor hood, a four ring gas hob and a Neff oven and grill with space for an American fridge freezer and washing machine.

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

The Spar in Wincham is only a 5 minute walk down Linnards Lane towards Wincham Community Primary School and the Red Lion Pub in Pickmere is only a short 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 10 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.

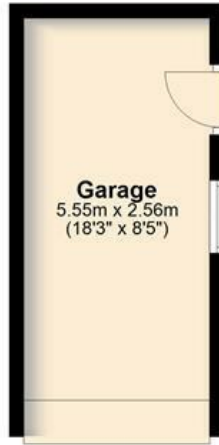
Other local primary schools include Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

The Cransley School is a highly reputable independent secondary 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.

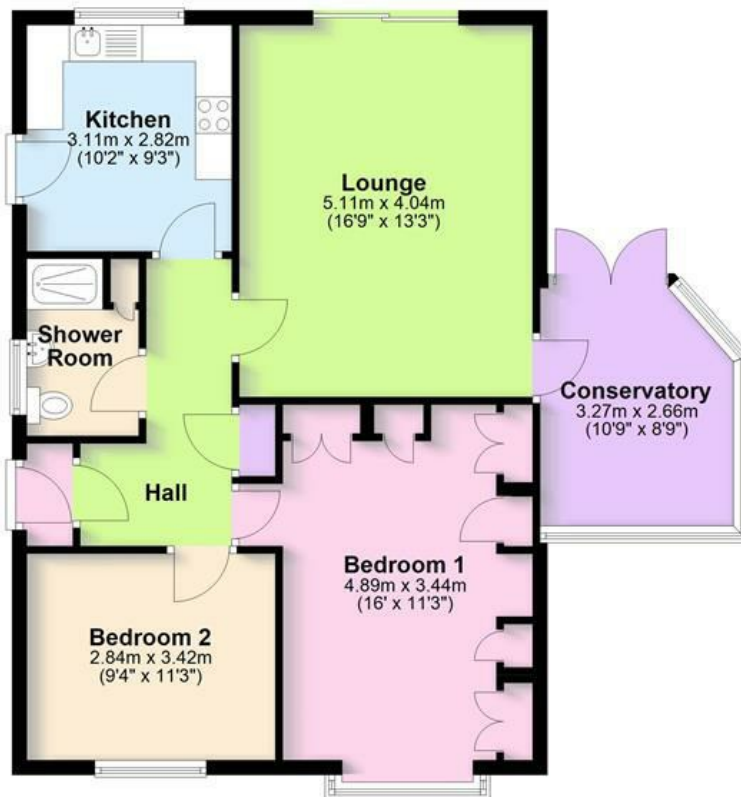
Ground Floor

Approx. 14.2 sq. metres (152.6 sq. feet)



Ground Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	67	75
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 are 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