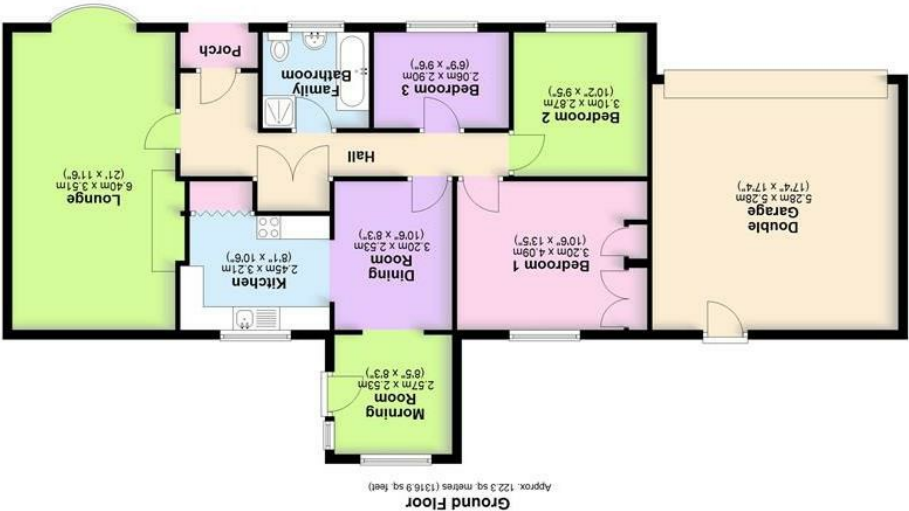


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
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.

Total area: approx. 122.3 sq. metres (1316.9 sq. feet)



OFFERS IN THE REGION OF £400,000



21A GREEN LANE
WINCHAM
NORTHWICH
CW9 6EF

3 1 3 E
COUNCIL TAX BAND: F



A chain free bungalow positioned on a large plot with open field views and planning permission passed for a second storey located within strolling distance of the highly reputable Wincham Community Primary School

Description

Purchased by the current vendor over thirty years ago this property is the perfect opportunity for a growing family or downsizers looking to acquire their next project.

Externally the property is positioned on a large plot with a sweeping gravel driveway for at least four vehicles plus a double integral garage to the front aspect with a south east facing garden to the rear aspect with stunning open field views.

Accommodation comprises storm porch through hallway with laminate flooring, a large built in storage cupboard and provides access to the lounge, three double bedrooms, four piece family bathroom and kitchen.

The dual aspect bay fronted lounge measures over 21 ft by 11 ft creating a light and airy reception room with a feature exposed brick electric fire place.

The kitchen/dining room/morning room has laminate flooring throughout, a range of low level and eye level units, a wall mounted conventional boiler and space for a gas cooker, washing machine, fridge freezer and family sized dishwasher.

The morning room provides direct access to the rear garden and the integral garage can also be accessed via the rear garden.

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

The Spar in Wincham and Wincham Community Primary School are both located within strolling distance of the property and the Red Lion Pub in Pickmere is only a short 15 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 Gramam 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 Gramam train station (Chester-Manchester line) are similarly only a 5 minute drive away.