



Wincham
The Woodland


IRLAMS
of Knutsford

Wincham, CW9 6PL

The Woodland

£335,000



The Property

This immaculately presented, three-bedroom detached home has been beautifully maintained and improved over the years by the current owners to now provide spacious, light and flexible living accommodation over two floors. Particular mention must be made of the recently fitted kitchen leading out to the formal garden, the spacious living room that opens through to a separate dining room, the bedroom proportions to the first floor as well as the property's position. Located in an ever-popular location within a quiet and peaceful no through road in the heart of the village, a short walk to all local amenities and Primary school whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a gravel driveway providing ample off-road parking leading to the front entrance and integral garage. The rear south facing gardens are a lovely feature of the property being generous in proportions.

Laid to lawn in the main with a range of well stocked borders, fully enclosed by mature hedging and timber fencing. Flagged patio area, accessed off both the kitchen and conservatory provides ideal opportunity for alfresco dining with family and friends.

Directions

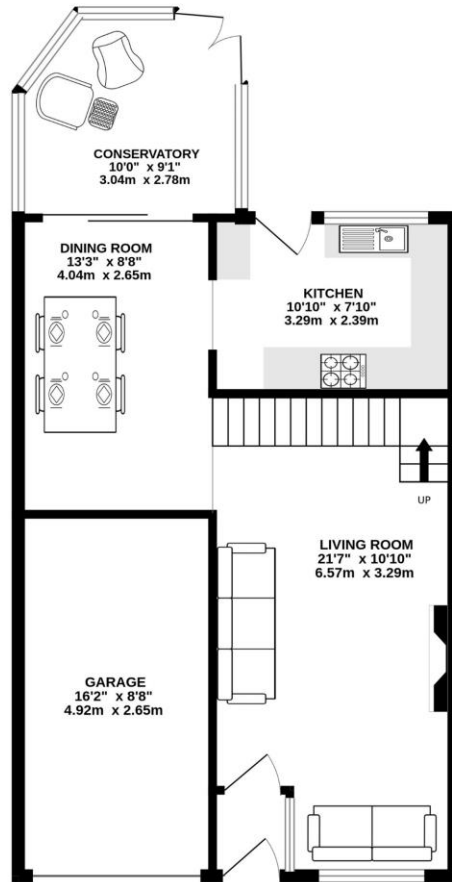
From Knutsford Town Centre proceed along Northwich Road (A5033) to its end. Turn right onto the A556 and just prior to reaching the roundabout turn left into Pickmere Lane and take the right turn onto Budworth Road. Turn left into Frog Lane which turns into Park Lane. At The Red Lion public house turn right onto Pickmere Lane and take the left turn into Pear Tree Drive and then the right turn into The Woodland where the property will soon be seen.

- Immaculately presented detached property situated in a lovely location
- Close to local amenities
- Spacious & flexible living accommodation
- Refitted kitchen
- Three generous bedrooms & study
- Bathroom
- Beautiful, enclosed rear south facing garden
- Off road parking
- Garage

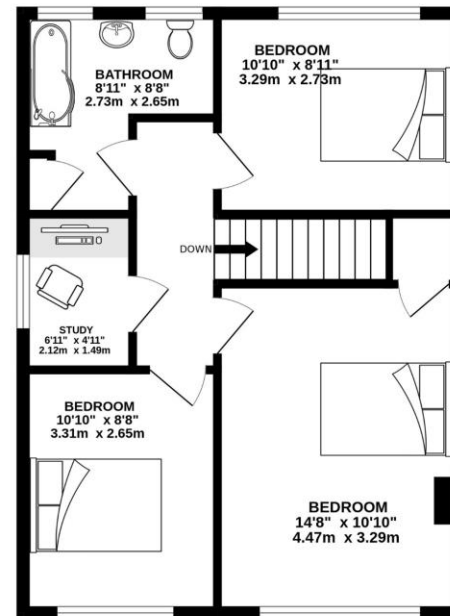
Postcode – CW9 6PL
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band D
EPC - TBC



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.

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