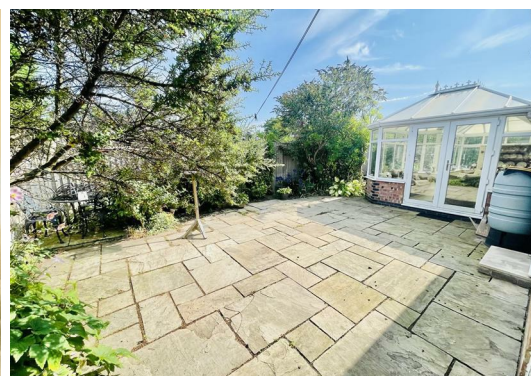




Wright Marshall
Estate Agents

LINDENS LINNARDS LANE, WINCHAM,
NORTHWICH CW9 6ED

OFFERS IN THE REGION OF £330,000



A two double bedroom chain free extended bungalow with a double driveway located in the heart of Wincham

Description

Purchased by the current vendor eighteen years ago this bungalow has been extended to create a light and airy property, ideal for downsizers looking for a low maintenance garden.

Externally the property is positioned on a large plot with a double driveway and single integral garage with an electric door, which houses the combi boiler, to the front aspect with a side gate providing access to the private and enclosed landscaped rear garden which backs onto Wincham Park, perfect for entertaining family and friends and occupying grandchildren.

Accommodation comprises storm porch through hallway with laminate flooring, providing access to the partly boarded loft space, the kitchen, the dining room, both bedrooms and the three piece family bathroom.

Particular mention must be made of bedroom one which was previously two small bedrooms and has since been opened up to building regulation to create a double bedroom measuring over 9ft by 10ft with French doors to the conservatory, ample built in storage and an en-suite shower room.

Bedroom two is a large spare bedroom measuring over 12 ft by 10 ft with a double glazed window to the front aspect and ample built in storage.

The spacious lounge measures over 15 ft by 10 ft with a feature fireplace and a large double glazed window to the front aspect.

The dining room has french doors providing direct access to the conservatory measuring over 7ft by 20 ft creating a large reception room with lovely views over the rear garden.

The kitchen has lino flooring, a double glazed window to the front aspect, a range of low level and eye level units and a selection of integrated appliances including an extractor hood, four ring gas hob, Neff double oven and grill and space for a family sized dishwasher.

The utility room has lino flooring, space for a washing machine, tumble dryer and American fridge/freezer and provides direct access to 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 opposite the property and the Red Lion Pub in Pickmere is only a short 10 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 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.

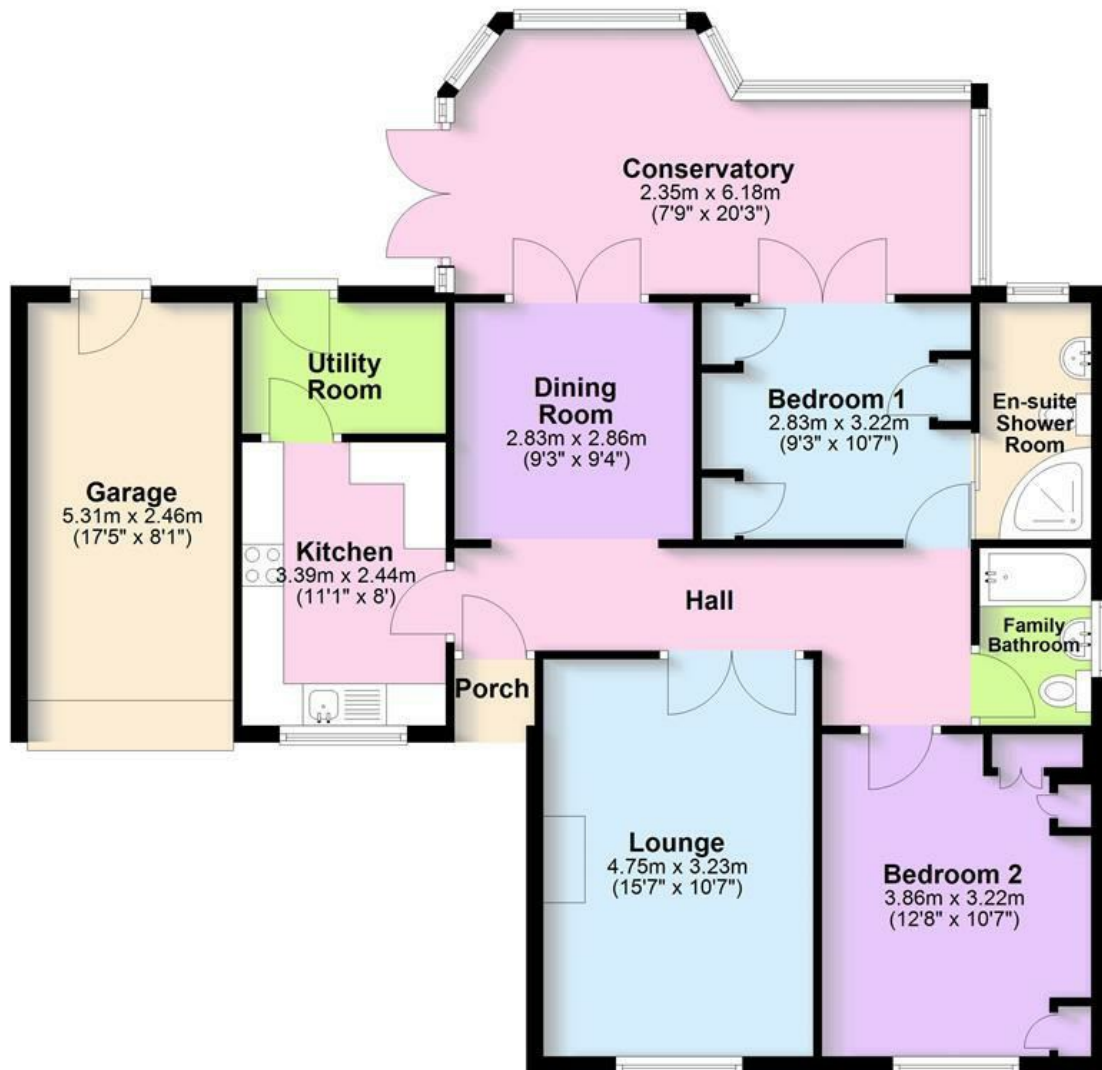
Other local primary schools include Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

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. 108.2 sq. metres (1164.4 sq. feet)



Total area: approx. 108.2 sq. metres (1164.4 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	72	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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 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