

Green Lane | Wincham | CW9 6EF

EDWARD mellor

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Asking Price £275,000







Features

- Well appointed 3 bed semi detached
- Gas central heating and PVCu double glazing
- Spaciouse lounge/diner with dual aspect
- Extended open plan kitchen
- Garage, private driveway and gardens

A well-appointed semi-detached house occupying a desirable village location between Northwich and Knutsford. The property benefits from gas central heating and PVCu double glazing, making it an appealing choice for families. The accommodation begins with a welcoming entrance hall, leading through to a spacious lounge/ diner with dual-aspect windows, creating a bright and inviting living space. To the rear, an extended open-plan kitchen diner provides an excellent area for everyday family life. To the first floor, there are three bedrooms and a family bathroom with shower. Externally, the property benefits from a private driveway providing off-road parking, a garage and fully enclosed, private rear gardens, offering an ideal space for children to play and for outdoor relaxation..









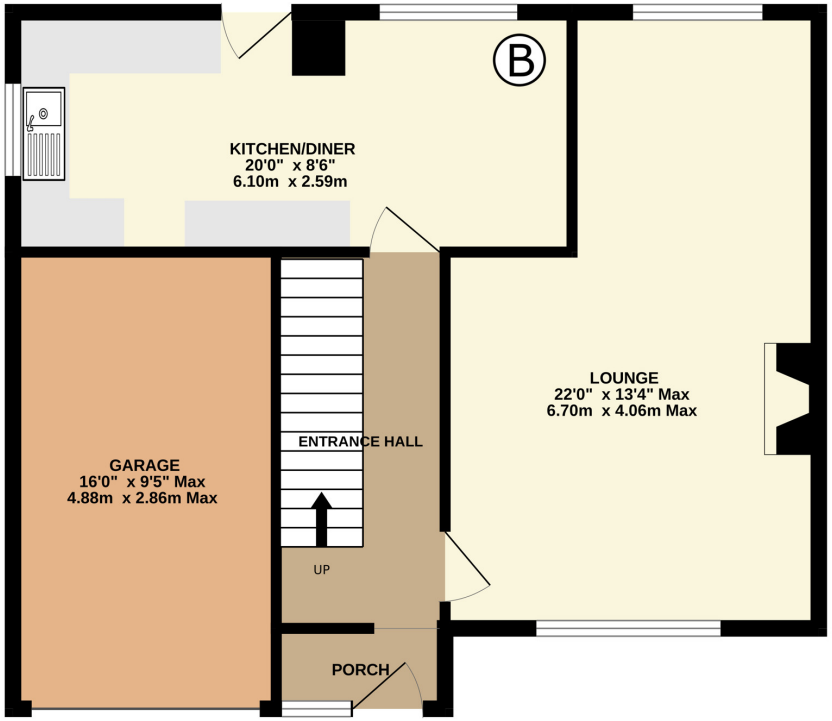
The property commands a splendid position in what is a much favoured and very popular location. Wincham is a long established village community and within close proximity there is a highly rated primary school and convenience store. Geographically the area stands between the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities. The area will be of great appeal to the business traveller as the M6 motorway junction is around ten minutes' drive and connects directly to many major commercial centres throughout the North West e.g. Manchester, Liverpool Chester, Warrington and two international airports. Worth mentioning also is that the area is surrounded by beautiful open countryside with easy access to Pickmere Lake and Neumann's Flash which connects to Anderton Nature Reserve and Marbury Country Park.

SERVICES: All main services are all connected. TENURE: We are informed that the property is Freehold and free from chief rent. NOTE We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. ASSESSMENTS: Cheshire West and Chester Council tax band - C. Energy Efficiency Rating - D- TO VIEW By appointment with the Agent's Northwich Office.

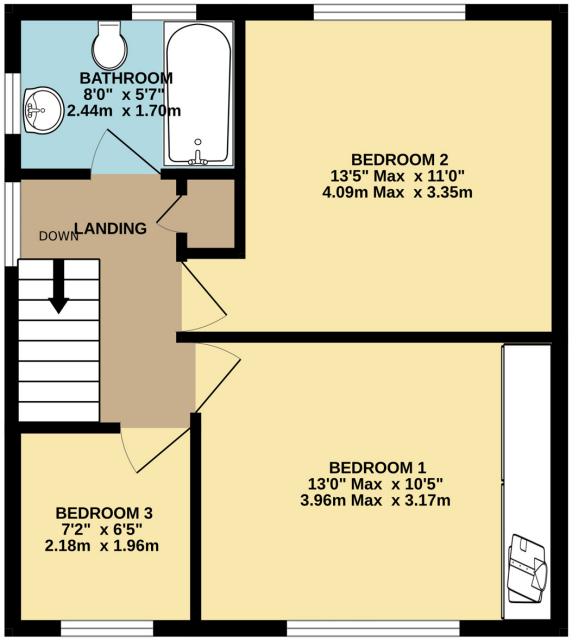
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



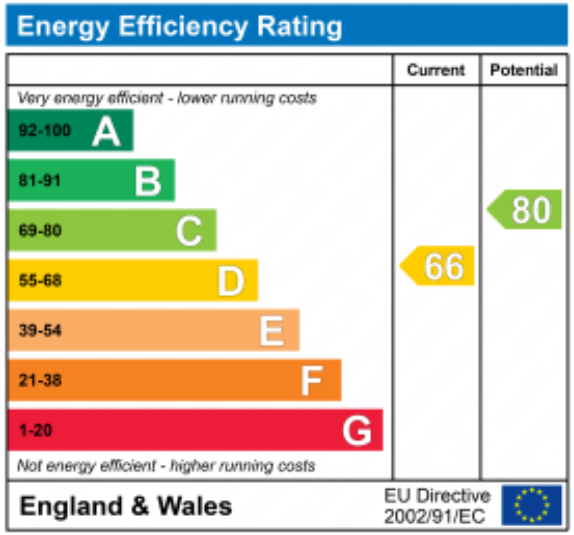
TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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