

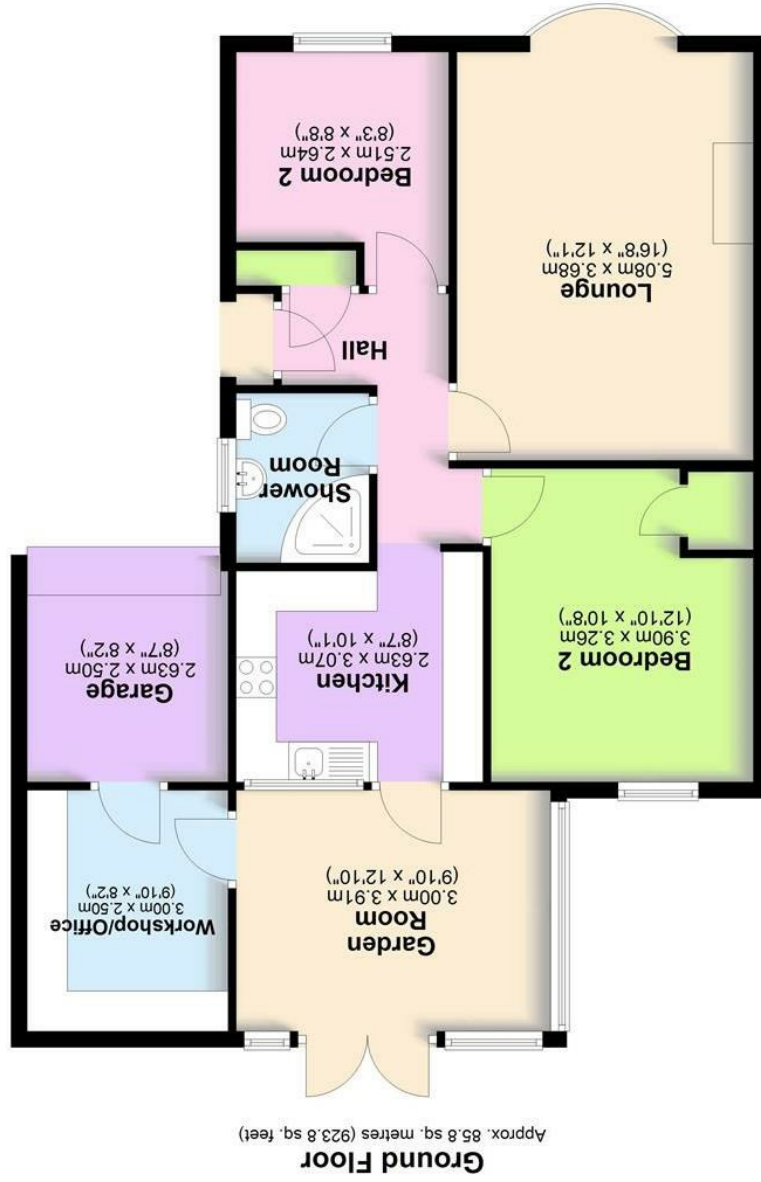
MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor 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. 85.8 sq. metres (923.8 sq. feet)



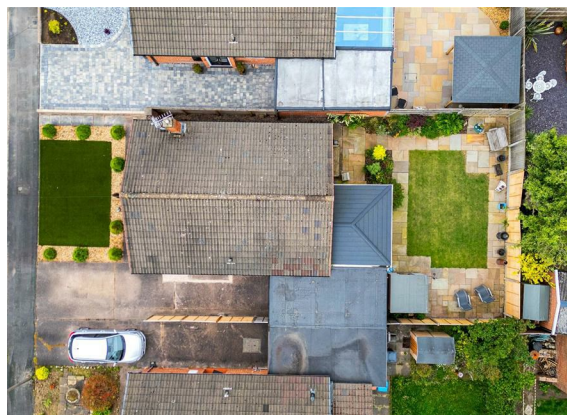
OFFERS IN THE REGION OF £295,000



8 MILTON CLOSE  
WINCHAM  
NORTHWICH  
CW9 6PR



COUNCIL TAX BAND: C



A modernised and extended two bedroom bungalow with a partly converted garage tucked away at the end of a small cul-de-sac located in Wincham

**Description**

Purchased by the current vendor over two years ago this property has been modernised throughout and is the perfect opportunity for downsizers looking for a quiet cheshire village location with excellent transport links.

Externally the property is positioned at the end of a small cul-de-sac with a low maintenance astroturf garden and a long driveway for up to three vehicles with a partly converted garage and ample on street parking to the front aspect. To the rear aspect there is a partly flagged, partly lawned garden which was professionally landscaped earlier this year.

Accommodation comprises storm porch through hallway with a large built in storage cupboard and provides access to the loft space, lounge, two bedrooms, modern three piece shower room and dining room through garden room.

The bay fronted lounge measures over 16 ft by 12 ft with a feature electric fire place and lovely views to the front aspect creating a light and airy reception room.

The main bedroom measures over 12 ft by 10 ft with a built in storage cupboard and a large double glazed window to the rear aspect with stunning views over the rear garden. Bedroom two is the ideal guest bedroom/study with a double glazed window to the front aspect.

The Howdens kitchen has recently been installed with tile effect flooring, tiled splashbacks, a range of low level and eye level units, one of which houses the 5 year old combi boiler and a range of integrated appliances including an extractor hood, four ring gas hob and fridge/freezer.

Particular mention must be made of both the garden room roof and the garage roof, both of which were replaced earlier this year. With tiled flooring and French doors to the rear garden this garden room is the perfect space for a formal dining room or a second reception with the added advantage of an internal door to the partly converted garage creating a workshop/office with a further door to the 8ft by 8ft garage with a brand new electric roller shutter.

Situated in the sought-after Cheshire village of Wincham, just east of Knutsford and north of Northwich, this location offers an appealing blend of village community, everyday convenience and excellent wider connections. Wincham has a welcoming local feel, with community facilities including Wincham Community Centre, a popular hub for local events, clubs and private functions, while nearby green spaces, Pickmere Lake, canal walks and countryside routes provide plenty of opportunity to enjoy the outdoors.

Families are well served by Wincham Community Primary School on Church Street, which also offers nursery provision and has been rated Good by Ofsted and with regards to secondary education Knutsford Academy provides a regular bus route on Pickmere Lane. The surrounding Northwich area provides further schooling options, childcare services and family amenities, making the village a practical choice for those seeking a quieter setting without being far from town facilities.

For shopping, dining and leisure, Northwich town centre is within easy reach and offers a mix of independent businesses, national retailers and regular markets. The nearby Barons Quay development adds further choice, with restaurants, shops, leisure facilities and a five-screen Odeon cinema. Local attractions such as the Trent and Mersey Canal, Northwich Woodlands and the Anderton Boat Lift provide excellent options for family days out, walking and cycling.

Wincham is also well placed for commuters. Local bus services connect the village with Northwich, Lostock Gralam, Warrington and Knutsford, while nearby Lostock Gralam and Northwich railway stations provide access to the Mid-Cheshire Line, with services towards Manchester, Stockport and Chester. Road links place the wider Cheshire area, Warrington and Manchester within convenient reach, making Wincham an attractive base for both local and regional travel.

Overall, Wincham offers the charm of village living with strong access to schools, amenities, countryside and transport links, making it a highly practical and desirable location for a wide range of buyers.