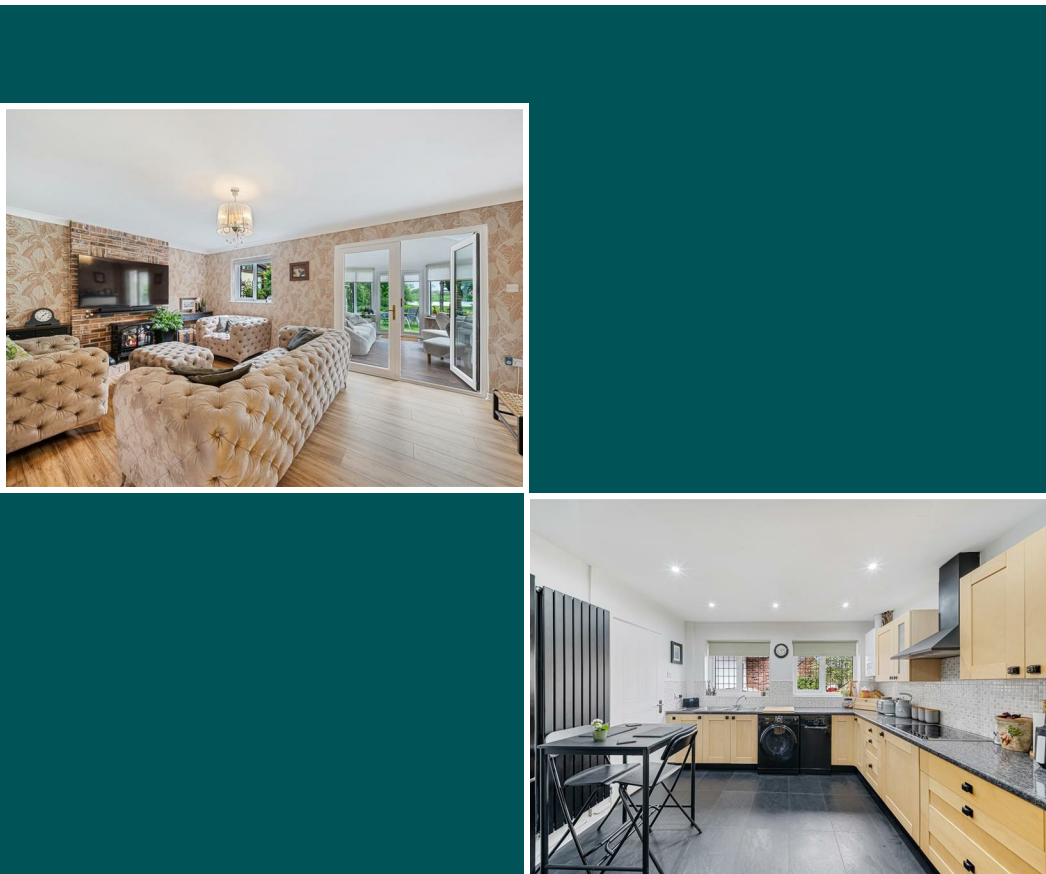


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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. 141.1 sq. metres (1518.3 sq. feet)



OFFERS IN THE REGION OF £450,000



6 MERHAVEN CLOSE
 PICKMERE
 KNUTSFORD
 WA16 0LP

3 2 3 C
 COUNCIL TAX BAND: E



A beautifully presented three double bedroom terraced property with a south facing garden overlooking a private field and lake in Pickmere

Tenure

This property is freehold with a shared ownership of the adjoining 4.5 acre field, held collectively by nine properties equating to £210 per annum on a 962 year lease.

Description

Positioned on a quiet secluded close this property has been modernised throughout and is the ideal property for downsizers and up sizers looking for a low maintenance property with ample living accommodation.

Externally the property is located in the heart of Pickmere positioned at the head of a small cul-de-sac with a double driveway to the front aspect and a south facing rear garden with stunning views overlooking the private field and lake.

Ground floor accommodation comprises spacious entrance hallway with brand new oak effect flooring, stairs to the first floor and provides access to the downstairs double bedroom with built in wardrobes and an en-suite shower room, downstairs WC with a large built in storage cupboard, the lounge through orangery and the kitchen through dining room/study.

The kitchen has tile effect flooring with a range of low level and eye level units, one of which houses the brand new combi boiler, a brand new double glazed window to the front aspect, a range of integrated appliances including an extractor hood, a four ring electric hob, grill and electric oven and space for a washing machine, slimline dishwasher and an American fridge/freezer.

The converted garage now provides a useful dining room/study with tile effect flooring, two double glazed windows to the front and side aspects and two large built in storage cupboards.

The downstairs bedroom measures over 18 ft by 11 ft creating a large bedroom with a brand new double glazed window to the rear aspect, a three piece en-suite shower room and built in wardrobes creating a light and airy bedroom with fabulous views towards the lake.

The lounge measures over 12 ft by 17 ft with brand new oak effect flooring, a feature electric fireplace, a brand new double glazed window to the rear aspect and French doors to the orangery, flooding the room with natural light.

First floor accommodation comprises spacious landing with access to the partly boarded loft space, ample landing storage, a large built in storage cupboard, two double bedrooms, both with stunning views over the field and lake, with a further large storage cupboard in the second bedroom and a modern three piece shower room, all with brand new double glazed windows.

Set within the attractive Cheshire countryside, Pickmere is a charming semi-rural village close to Knutsford, offering a peaceful setting with excellent access to nearby towns and commuter routes. The village is best known for the Farm Club and Pickmere Lake, its surrounding green spaces and lakeside paths, creating an appealing environment for walking, leisure and outdoor pursuits. A strong sense of community is centred around Pickmere Village Hall and local events, while The Red Lion country pub provides a welcoming place to eat and drink, with cosy interiors, an orangery, landscaped outdoor seating and a family-friendly garden.

Everyday amenities are conveniently available in the surrounding area, with a Spar and post office in nearby Wincham, and a wider choice of supermarkets, shops, cafés, restaurants, chemists, banks and professional services in both Knutsford and Northwich. Knutsford, approximately five miles away, offers an attractive market-town centre with independent shops, dining and leisure facilities, while Northwich provides further retail and commercial amenities around three miles from the village.

Families are well served by a selection of local schooling options. Nearby primary schools include village and town-based options around High Legh, Knutsford and Northwich such as Wincham Community Primary School and Comberbach Primary School, while secondary provision includes Knutsford Academy, County High School Leftwich and St Nicholas Catholic High School.

Pickmere is also well placed for transport. By road, the village offers swift access to the M6 at junction 19 and the M56 at junction 10, making it practical for travel across Cheshire, Manchester and the wider North West. Manchester Airport is around 10 miles away, while nearby railway stations include Lostock Gralam, Knutsford and Northwich. Knutsford station provides services towards Manchester, Stockport, Altrincham, Northwich and Chester, and D&G Bus route 89 links Knutsford, Northwich, Lostock Gralam and Pickmere on Monday to Saturday services.

Overall, Pickmere combines the tranquillity of a Cheshire village with the convenience of nearby town amenities, respected schooling options and strong road, rail and bus connections, making it an appealing location for buyers seeking a balance of countryside living and accessibility.