



Wincham
Partridge Way

IRLAMS
of Knutsford



The Property

****NO CHAIN**** This beautifully presented five-bedroom, two-bathroom detached property has been well maintained and improved over the years by the current owners to now provide light, flexible and deceptively spacious living accommodation in a modern style. Particular mention must be made of the open plan Living, Dining, Kitchen with French doors to the garden and separate utility room, the master bedroom with fitted wardrobes and contemporary en-suite shower room as well as the generous reception and bedroom proportions throughout the property.

Located in an ever-popular position towards the head of the cul-de-sac 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 double width tarmacadam driveway, providing ample off-road parking, leading to the front entrance and integral garage, flanked by open lawned garden with mature planting.

The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect.

Laid to lawn in the main with well stocked borders, established borders surrounding containing a wealth of different plants and foliage, all fully enclosed by timber fencing and mature hedging. Flagged patio area sweeps around the rear of the property, accessed via the Living Dining Kitchen and Dining room, providing ideal opportunity for alfresco dining and enjoying the pleasant aspect.

Directions

From Knutsford Town Centre proceed along Northwich Road (A5033) to its end. Turn left onto A556 towards Northwich and then turn off on the right towards Lostock Gralam. Then immediately right turning back on oneself on the A556. Take the next left into Linnards Lane and at the crossroads in Higher Wincham turn left onto Chester Road. Turn left into Pheasant Drive and left again into Partridge Way where the property will soon be seen. (DUE TO CURRENT ROADWORKS THIS IS PROBABLY THE BEST DIVERSION ROUTE FROM KNUTSFORD)

Wincham, CW9 6PY
Partridge Way
£400,000

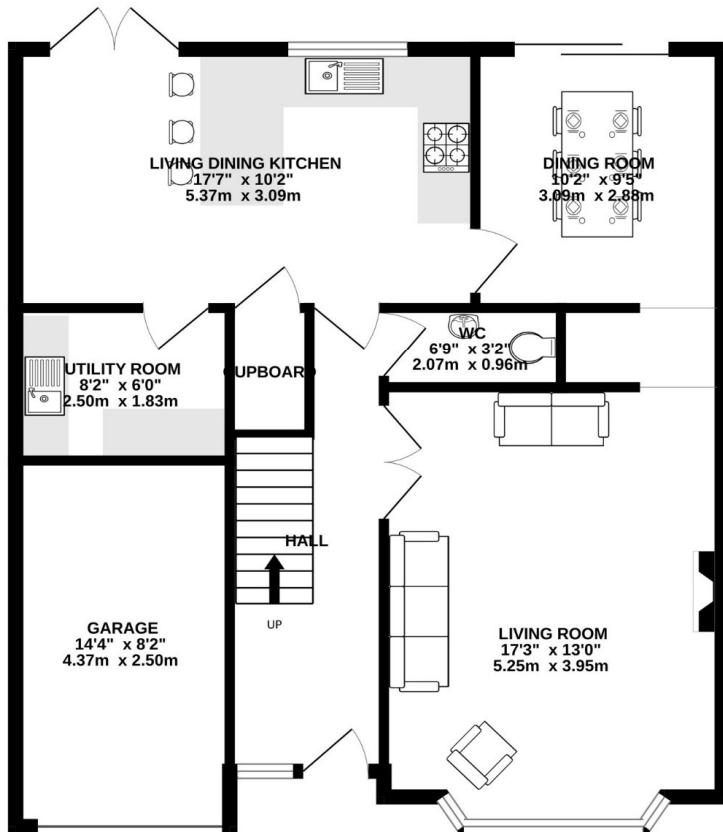


- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Five generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden
- Off road parking
- Garage
- No Chain

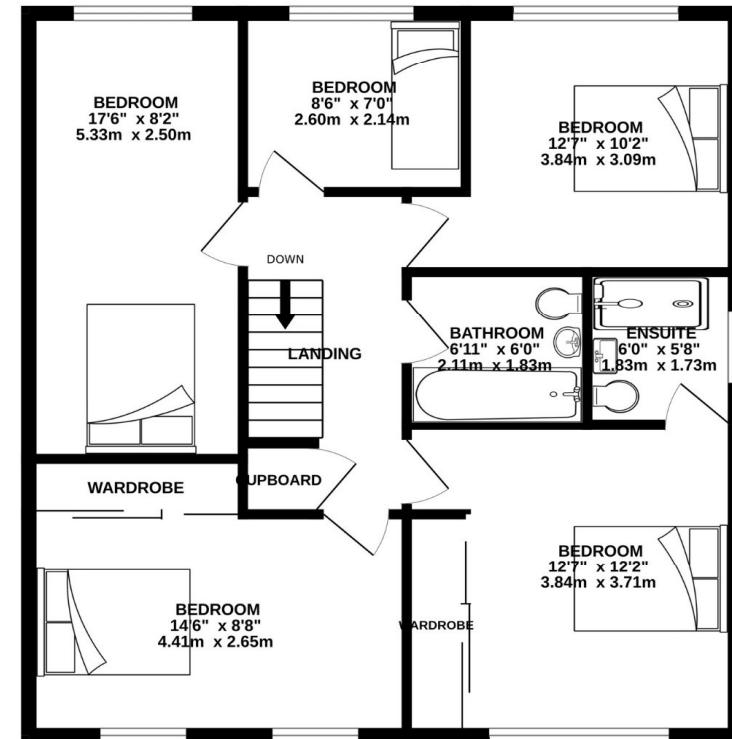
Postcode – CW9 6PY
Tenure – Freehold
Local Authority – Cheshire West
Council Tax – Band E
EPC - D



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

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