

Higher Wincham

Shores Green Drive

IRLAMS of Knutsford

Higher Wincham, CW9 6EE

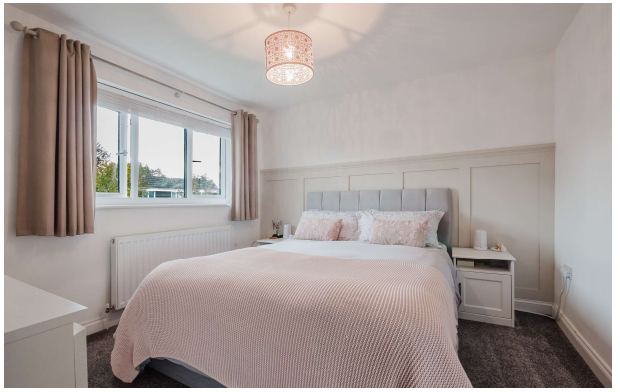
Shores Green Drive

£300,000









The Property

This beautifully appointed three-bedroom semi-detached family home has been much improved and extended over the years, providing lovely, bright and flexible living accommodation in a contemporary style. Particular mention has to be made of the stunning open-plan dining kitchen with fitted appliances, wood block work surfaces and French doors opening out to the rear garden, the cosy lounge with its log-burning stove as well as the downstairs study which is accessed through a cleverly concealed bookshelf-style door. Sitting in an enviable position within a quiet cul-de-sac in the heart of Higher Wincham, the property is well within walking distance of all local amenities, including Wincham Community Primary School, local convenience store and the park. It is also just moments from beautiful open countryside walks and conveniently positioned for easy access to Northwich, Knutsford and beyond.

The property is approached via a double-width tarmacadam driveway, providing ample off-road parking.

To the rear there is a beautifully maintained and fully enclosed garden, laid to lawn in the main and complemented by an array of attractive planting and mature hedging. A patio area provides the perfect setting for outdoor entertaining with family and friends.

Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right onto Chester Road (A556). Just prior to reaching the M6 roundabout turn left at The Windmill public house and continue along Pickmere Lane (B5391) for approximately 1.5 miles. Pass Style Matters furniture supplier on your right and The Red Lion public house and continue along until the road. At the crossroads turn left into Linnards Lane and turn right into Shores Green Drive where the property will soon be seen.

- An immaculately presented semi-detached property
- Situated within a quiet cul-de-sac within walking distance of local amenities
- Generous living accommodation
- Superb dining kitchen with integrated appliances
- Three bedrooms
- Contemporary bathroom
- Beautiful rear garden with lawn & patio areas
- Large driveway providing ample off road parking

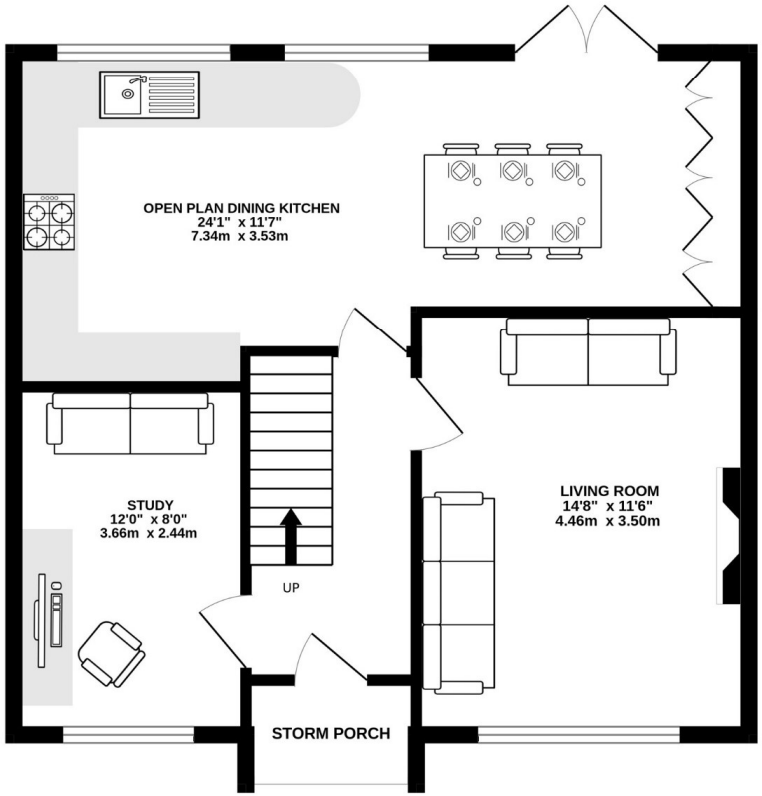
Postcode – CW9 6EE
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band C



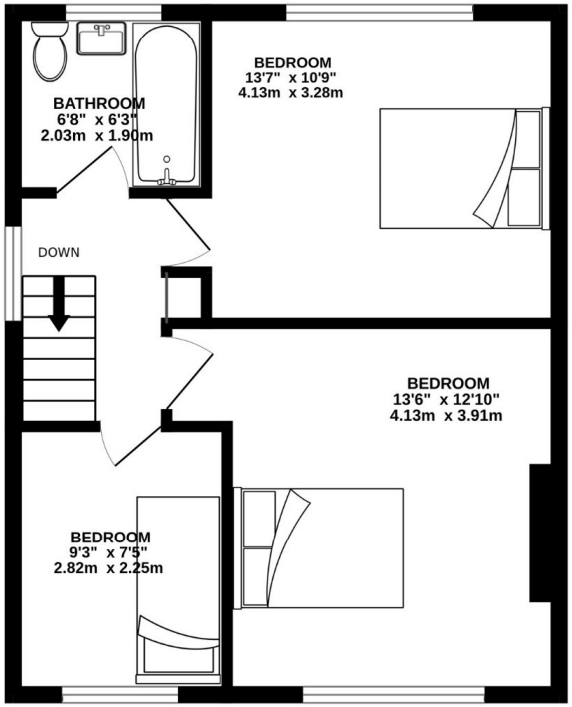




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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