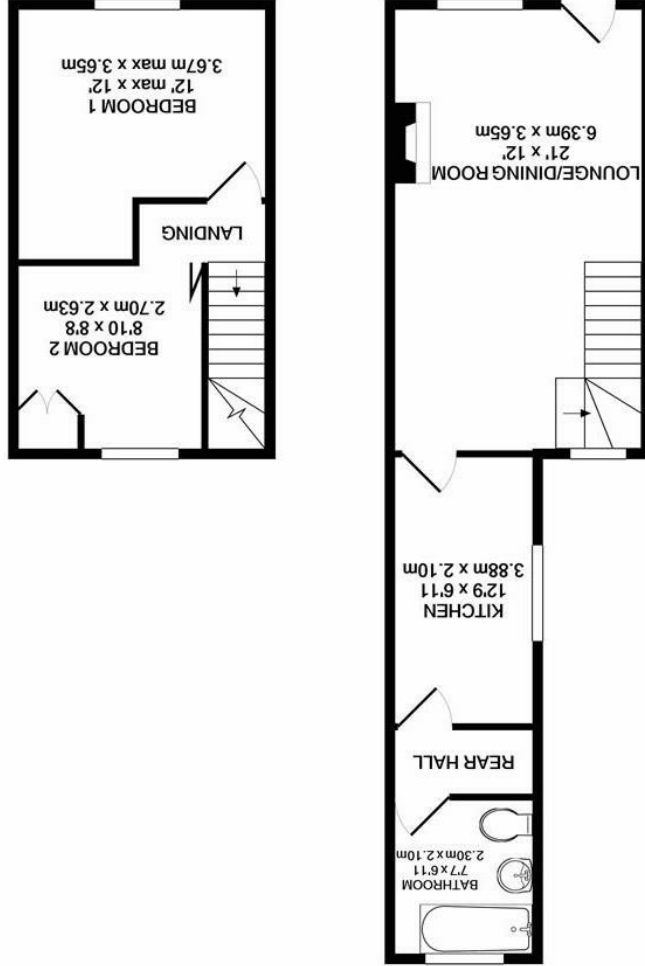


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 T. 01565 621624

1ST FLOOR  
 APPROX. FLOOR  
 AREA 413 SQ.FT.  
 (38.4 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)  
 AREA 251 SQ.FT.  
 (23.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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 **Wright Marshall**  
 Estate Agents

**£150,000**



**8 CHURCH STREET  
 WINCHAM  
 NORTHWICH  
 CW9 6EP**

  
**COUNCIL TAX BAND: B**





A charming two bedroom mid terrace cottage occupying a super position on the edge of the village, enjoying wonderful far-reaching views beyond a generous rear garden.

### THE PROPERTY

Number 8 Church Street is a very pretty brick built mid terrace period cottage, offering well-balanced and smartly appointed accommodation laid over two floors, comprising of a dual purpose living and dining room, a modern fitted kitchen, ground floor bathroom and a 1st floor bedroom.

### LOCATION

Wincham is a popular and highly sought-after residential area on the outskirts of Northwich/Pickmere and Knutsford, within the catchment area of the ever popular and reputable Ofsted ranked outstanding Wincham County Primary School. The village is less than five minutes' drive away from Northwich town centre which provides excellent shopping and leisure facilities. Wincham/Pickmere and Knutsford are largely unspoilt, with an abundance of restaurant, brasseries and eateries close at hand. The area is also convenient for ease of access to the A556 Northwich bypass which in turn provides good commuting links to Manchester, Chester, the M6/M56 motorway networks and Manchester International Airport and for the rail traveller, Lostock, Plumley and Knutsford Stations lie on the main Manchester to Chester line. The property is only Six minutes from junction 19 of M6 and M56 link and only 10 minutes from Knutsford town centre.

### LIVING ROOM

Double glazed entrance door and bow window to front. Open fireplace housing a cast-iron gas burning stove sat on a York Stone hearth. Turning flight staircase to the first floor and attractive exposed ceiling beams. uPVC double glazed window to rear. Glazed door to:

### KITCHEN

Fitted with a matching range of wall and base level cabinets surmounted with laminate worktops incorporating a 1 1/2 bowl single drainer sink unit with mixer tap, and a four ring electric hob with A stainless steel canopy cooker hood above. Space and plumbing for washing machine and space for a low level refrigerator. uPVC double glazed window to side and door to:

### REAR HALL

Opaque uPVC double glazed entrance door to side. Door to:

### BATHROOM

Fitted with a matching white suite comprising of a panelled bath with a glass shower screen and electric shower over, pedestal wash basin and a low-level WC. Tiled walls and floor, opaque uPVC double glazed window to rear.

### FIRST FLOOR LANDING

Loft access to roof void.

### BEDROOM ONE

With a uPVC double glazed window to front.

### BEDROOM TWO

With a uPVC double glazed window to rear and built-in airing cupboard housing the central heating boiler.

### EXTERNALLY

Externally to the front of the house has a small stone flagged garden and pathway. The rear garden is generous in size enclosed to all sides by panel fencing, being laid mostly to lawn with a stone flat patio situated at the rear of the house.

### TENURE

We believe the tenure of the property to be Freehold

### SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

### VIEWINGS

Strictly by appointment with the Agents Knutsford Office :  
Telephone : 01565 621624  
Email - knutsford@wrightmarshall.co.uk

### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage