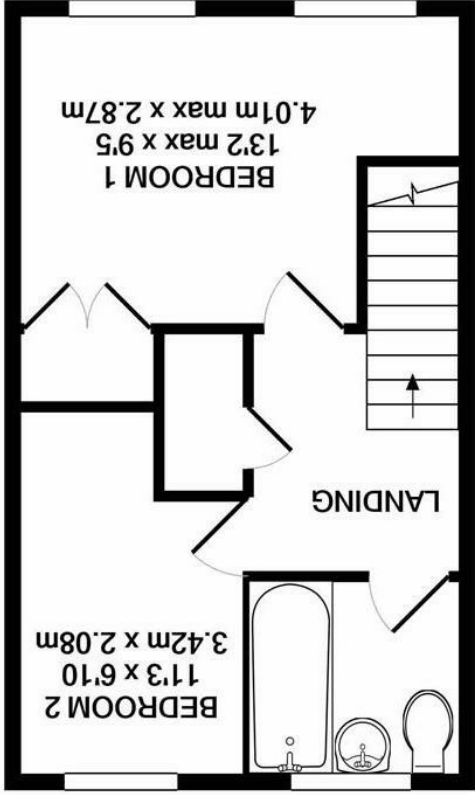


MISREPRESENTATION ACT 1967.
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

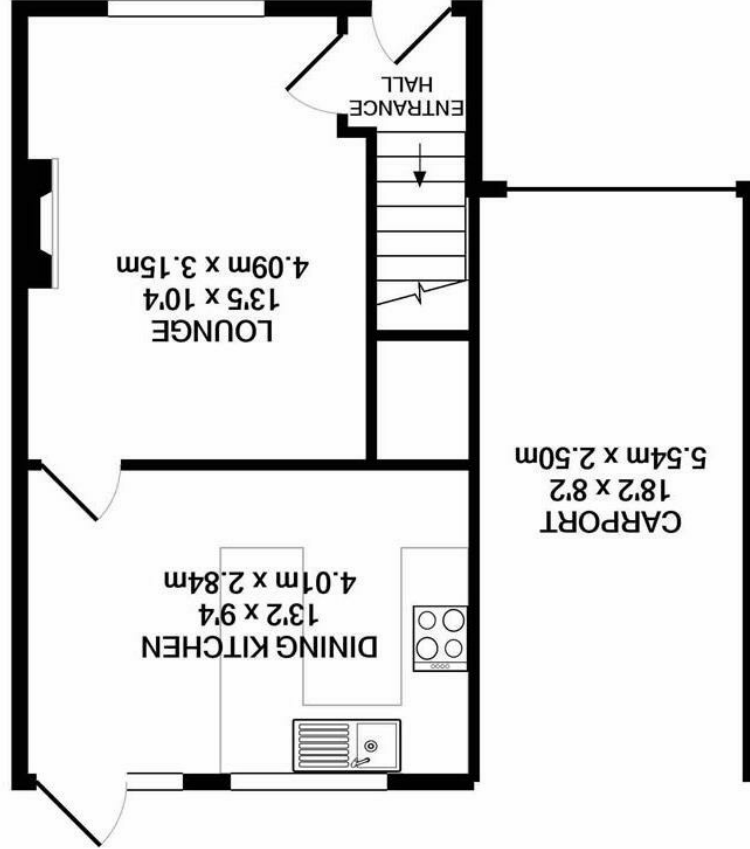
www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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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1ST FLOOR
 APPROX. FLOOR
 AREA 304 SQ.FT.
 (28.2 SQ.M.)

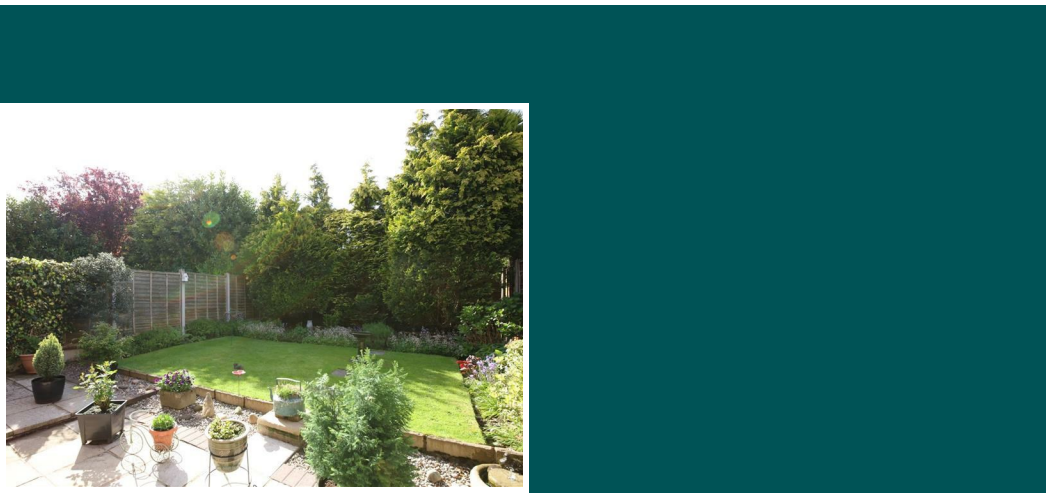


GROUND FLOOR
 APPROX. FLOOR
 AREA 445 SQ.FT.
 (41.4 SQ.M.)



 **Wright Marshall**
 Estate Agents

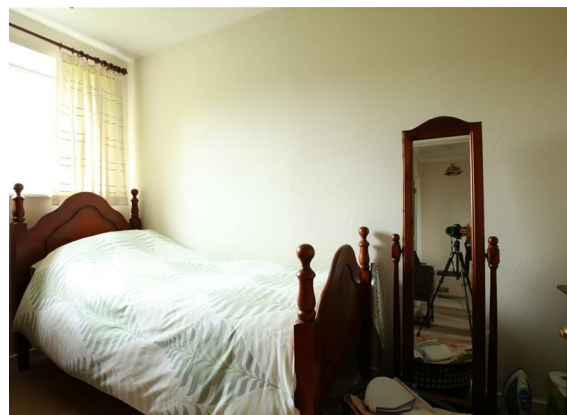
£197,500



**21 HEWITT GROVE
 WINCHAM
 NORTHWICH
 CW9 6EL**

 **F**

COUNCIL TAX BAND: C



Hewitt Grove is a residential cul-de-sac, located within a popular development, situated close to the village amenities and within walking distance of the OFSTED outstanding primary school.

The property, which is a two bedroom modern detached house, sits in a generous and particular private plot, including a very pretty and mature rear garden, a smaller lawn garden to the front with a tarmac driveway leading to an adjoining carport with a garage door front.

There is an opportunity for extension (subject to obtaining planning permission).

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.

THE ACCOMMODATION :

The accommodation in brief comprises : entrance hall, sitting room, dining kitchen, two first-floor bedrooms and a modern bathroom.

ENTRANCE HALL

Double glazed entrance door to front, wood effect flooring and stairs leading to the first floor. Door to:

SITTING ROOM

Double glazed bay window to front and exposed brick fireplace housing a living flame style gas fire. Door to:

DINING KITCHEN

Fitted with a matching range of solid wood wall and base level cabinets surmounted with rolled edge work tops incorporating a Peninsula Island and a single drainer stainless steel sink. Built-in single electric oven and four ring electric hob. Space and plumbing for washing machine. Double glazed window and door leading out to the rear garden, wood effect tiled flooring. Useful under stairs storage.

FIRST FLOOR LANDING

Loft access to roof void and built-in airing cupboard housing the hot water cylinder.

BEDROOM ONE

Two double glazed windows to front and built-in wardrobe with double doors.

BEDROOM TWO

Double glazed window to rear.

BATHROOM

Fitted with a modern white suite comprising a panelled bath with mixer tap and handheld shower attachment, pedestal wash handbasin and low-level WC. Fully tiled walls and double glazed window to rear.

EXTERNALLY

To the front of the property is a tarmac driveway providing off-road parking for at least one car, leading to the carport with garage doors to front. There is an attractive gravel bed garden enclosed by tall evergreen hedges providing a additional degree of privacy from the cul-de-sac.

The rear garden is generous in size and enclosed to all sides by a combination of panel fencing and mature planting including a number of trees. The garden is laid to lawn and benefits from well-stocked flower beds. There is a stone flagged patio situated to the rear of the house with access into the garage fronted carport.

TENURE

We believe the tenure of the property to be Freehold.

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

** 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