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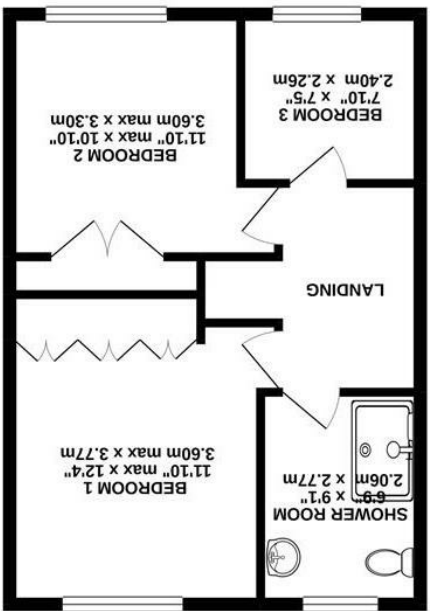
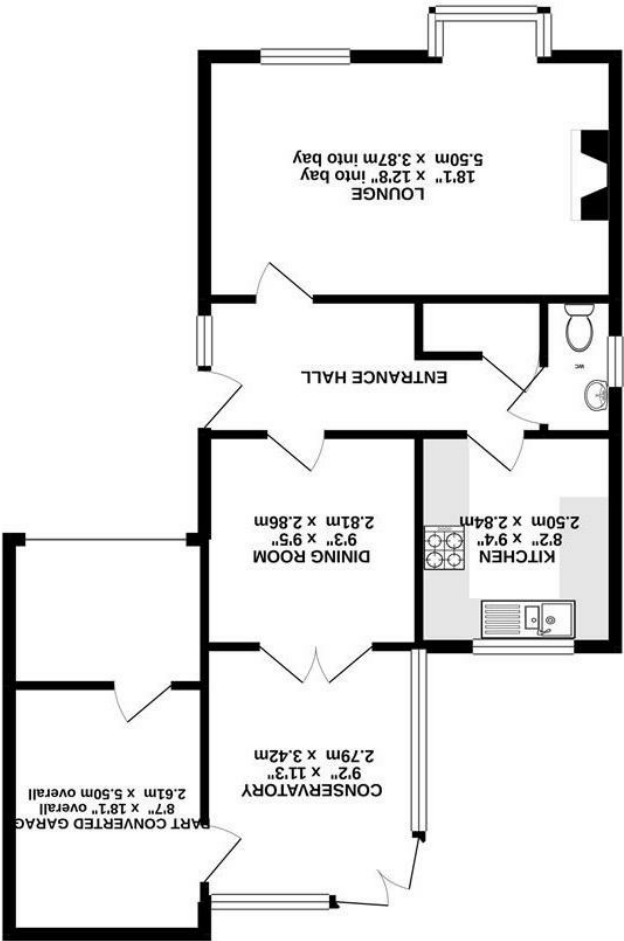
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**16 THE ORCHARDS  
PICKMERE  
KNUTSFORD  
WA16 0LS**

 3  1  2  D  
**COUNCIL TAX BAND: E**





A refurbished and beautifully presented three bedroom modern detached house situated close to the top of a small and very popular residential cul-de-sac situated in the semi rural village of Pickmere.

#### LOCATION

Pickmere is a hidden gem nestled amongst the surrounding fields of the peaceful Cheshire countryside and situated approximately four miles north of Northwich and six miles west of Knutsford.

There are a number of popular walks and cycle routes in the area with local attractions including Arley Hall and Tatton Park situated nearby. The village has been a previous winner of the Best Kept Village/Market Town in Cheshire award at the Cheshire Community Pride competition. In the nearest village of Wincham which is within walking distance there is an OFSTED outstanding primary school and a well-stocked convenience store.

The Pickmere Lake is popular with locals and there can often be seen kayakers, wind surfers and "wild" swimmers having a dip in the waters. The Red Lion public house offers good food and drink with a garden area for those sunny days.

#### DESCRIPTION

16 The Orchards is an attractive gable fronted, three-bedroom modern detached house occupying a super position towards the top of a small residential cul-de-sac situated within a short walk to Pickmere Lake. The property has been refurbished to an excellent standard with accommodation comprising, two reception rooms, one with an adjoining conservatory and a quality fitted kitchen, three first-floor bedrooms including two generous doubles and a stylish bathroom. There are gardens to the front and rear. The property benefits from off-road parking for two vehicles in addition to an integral single garage.

#### THE ACCOMMODATION IN BRIEF:

##### ENTRANCE HALL

A double glazed entrance door with side window allows access into the entrance hall. Stairs lead to the first floor with a useful understairs storage cupboard and wood effect flooring  
Cloakroom/WC

##### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low-level WC and wall hung wash basin with storage cupboard below. Part tiled walls, wood effect flooring and opaque double glazed window to side elevation.

##### SITTING ROOM

Two double glazed windows to front including a charming box bay. Central fireplace housing a living flame electric fire with an Adam style surround.

##### DINING ROOM

Wood effect flooring throughout and sliding double glazed doors to:

##### CONSERVATORY

With a tiled floor throughout, French doors to rear garden and integral door to the garage.

##### KITCHEN

Fitted with an attractive range of quality wall and base level cabinets surmounted with contrasting Corian worktops. Incorporating a stainless steel single drainer sink unit with mixer tap and a four ring gas burning hob with concealed extractor fan above. Built-in double electric oven and dishwasher. Space for a fridge freezer. Chrome ladder towel radiator and double glazed windows to side and rear.

##### FIRST FLOOR LANDING

With a double glazed window to side and loft access to roof void.

##### MASTER BEDROOM

With a double glazed window to rear and range of built-in wardrobes to one wall.

##### BEDROOM TWO

Double glazed window to front and built-in wardrobe with double doors.

##### BEDROOM THREE

A double glazed window to front.

##### BATHROOM

Recently re-fitted with a quality suite comprising a large double size wet room style shower enclosure with three-quarter height glass screen and overhead rain shower and separate handheld shower attachment.

Wall hung wash basin with vanity storage cupboards below and wall fixed mirror fronted medicine cabinet above with downlighting and shaver point, low-level WC. Fully tiled walls wood effect flooring, chrome ladder towel radiator and double glazed window to rear.

##### EXTERNALLY

To the front of the property is an area of open plan lawn garden with shaped and well-stocked flower beds and borders. The rear garden has been landscaped for low maintenance with block paving and incorporates a wide variety of mature shrubs and planting including some trees. The garden is enclosed to all sides by panel fencing.

A tarmac driveway leads down the side of the house providing off-road parking for at least two vehicles leading to the:

##### INTEGRAL GARAGE

Integral single garage

##### 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 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 \*\*

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Your home may be repossessed if you do not keep up repayments on your mortgage.