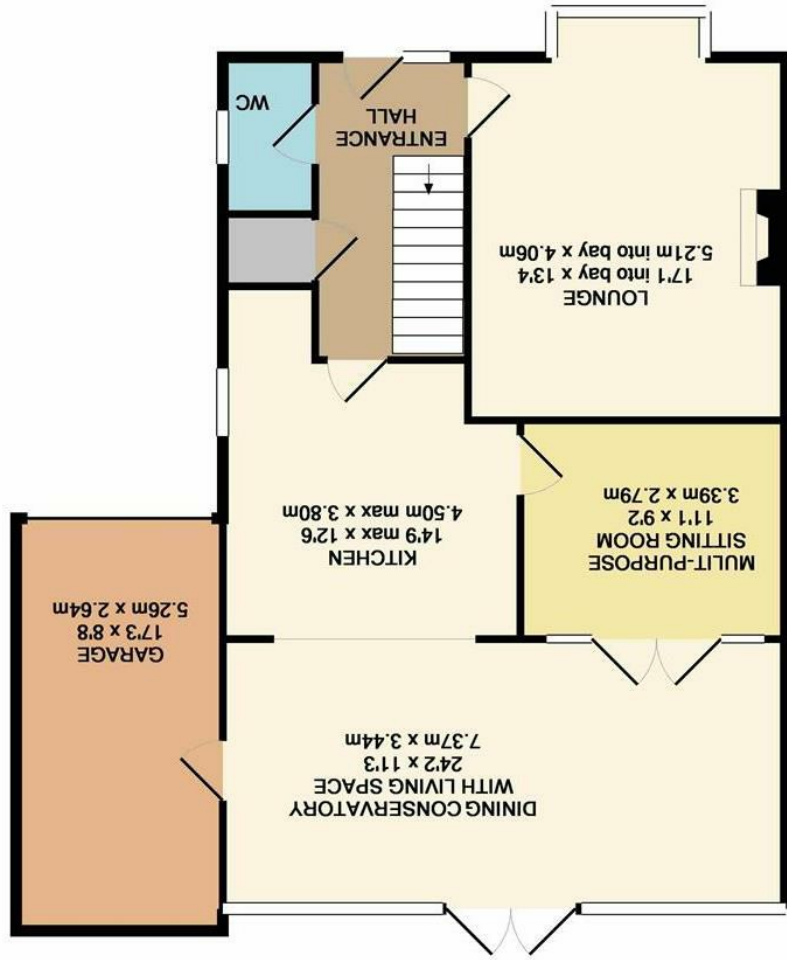


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

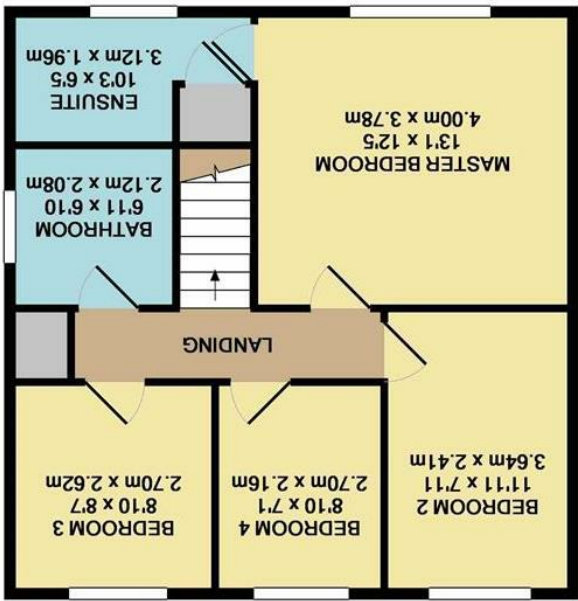
www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.5 SQ.M.)
 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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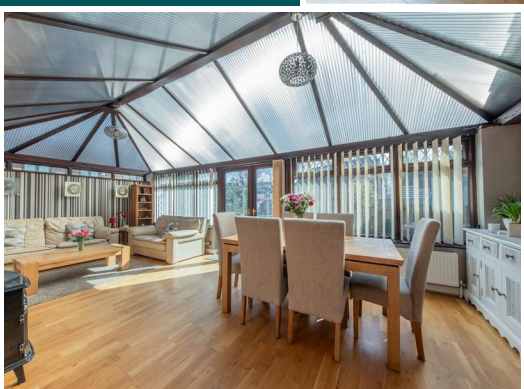
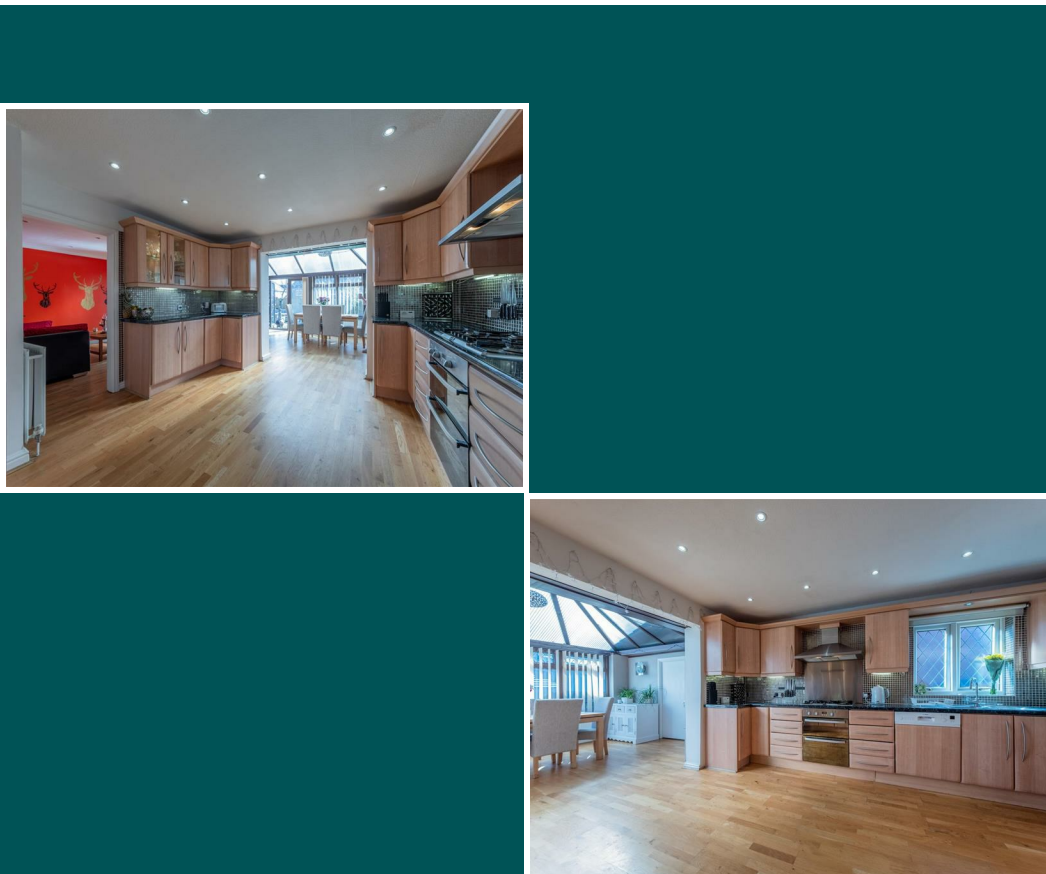
GROUND FLOOR
 APPROX. FLOOR
 AREA 1002 SQ.FT.
 (93.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 574 SQ.FT.
 (53.3 SQ.M.)



£399,950



14 THE ORCHARDS
 PICKMERE
 KNUTSFORD
 WA16 0LS

4 2 3 D
 COUNCIL TAX BAND: E



A modern four bedrooms detached house, forming part of a small cul-de-sac development, situated close to Pickmere Lake, and within five to ten minutes drive of Knutsford and Northwich.

The property, which has been extended, offers smartly presented accommodation comprising of a breakfast kitchen, two reception rooms, plus a large conservatory, four first floor bedrooms, two bathrooms (one en-suite) and an integral garage.

LOCATION

Pickmere is situated in an excellent semi-rural location, close to the Cheshire towns of Knutsford and Northwich. The surrounding area accommodates a wide range of wildlife and countryside walks, forming a popular location for those who enjoy the countryside. The village is easily accessible from the M6, M56 and A556, giving it excellent transport links both regionally and nationally.

THE ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

A double glazed entrance door to front leads into the Entrance hall with wood laminate flooring throughout, a deep recess cloaks cupboard, and stairs to the first floor.

DOWNSTAIRS WC

Fitted with a low-level WC and pedestal wash hand basin. Wood laminate flooring and opaque double glazed window to side.

KITCHEN

Fitted with a matching range of wall and base level cabinets surmounted with contrasting rolled edge work tops, incorporating a twin bowl single drainer sink unit and a five ring gas burning hob with a stainless steel splashback and matching canopy cooker hood. Integrated appliances include a double electric oven, dishwasher and fridge freezer. Opening to:

CONSERVATORY / FAMILY ROOM

A large conservatory extension with wood effect laminate flooring throughout and French doors leading to the rear garden, with space for both dining and living room furniture and integral access to the garage. Concertina glazed doors to:

SNUG

With wood effect laminate flooring throughout and entrance door into the Kitchen.

SITTING ROOM

A double glazed box bay window to front and central stone fireplace housing a living flame gas fire.

FIRST FLOOR LANDING

With a built-in airing cupboard housing the hot water cylinder.

MASTER BEDROOM

A generous double bedroom with a box bay window to the front and range of built-in bedroom furniture, incorporating wardrobes to one wall, dressing table and drawers. Door to:

ENSUITE SHOWER ROOM

Fitted with a matching suite comprising pedestal wash hand basin and low-level WC. A fully tiled shower enclosure with electric shower over. Opaque double glazed window to front.

BEDROOM TWO

Fitted with a range of wardrobes and open shelves. Double glazed window to rear.

BEDROOM THREE

A double glazed window to rear. Space-saving built-in bed and bedroom furniture comprising cabinets, drawers, wardrobe and dressing table.

BEDROOM FOUR

A double glazed window to rear. Space saving built-in furniture incorporating bed, wardrobe, cabinets, drawers and dressing table.

BATHROOM

Fitted with a matching suite comprising of a panelled bath with a concertina shower screen, mixer tap and electric shower over. Pedestal wash basin and low level WC. Chrome ladder towel radiator and opaque double glazed window to side.

EXTERNALLY

To the front of the property there is an open plan lawn garden and a concrete flagged driveway, providing parking for two cars, leading to the integral single garage with up and over doors to front and courtesy door into the house. The rear garden is enclosed to all sides by panel fencing and mature hedges and has been landscaped, with a flat lawn and a large stone flagged patio as well as a raised wooden decked terrace.

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 SERVICES

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