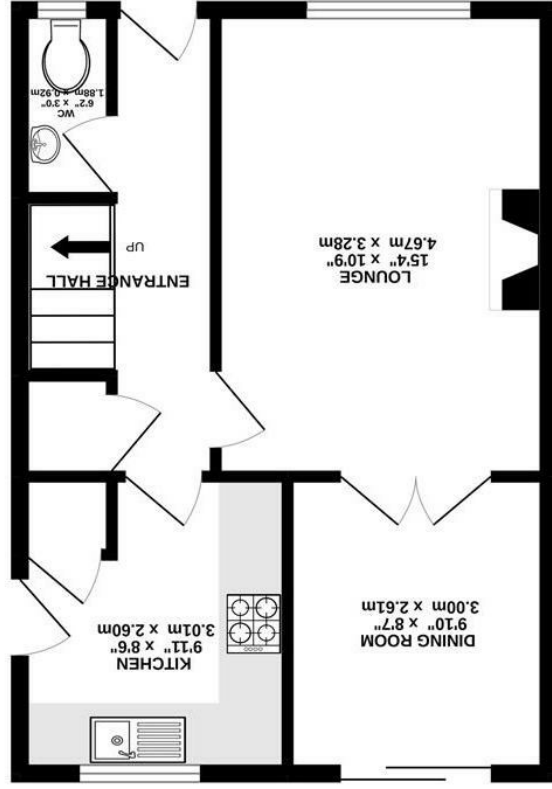
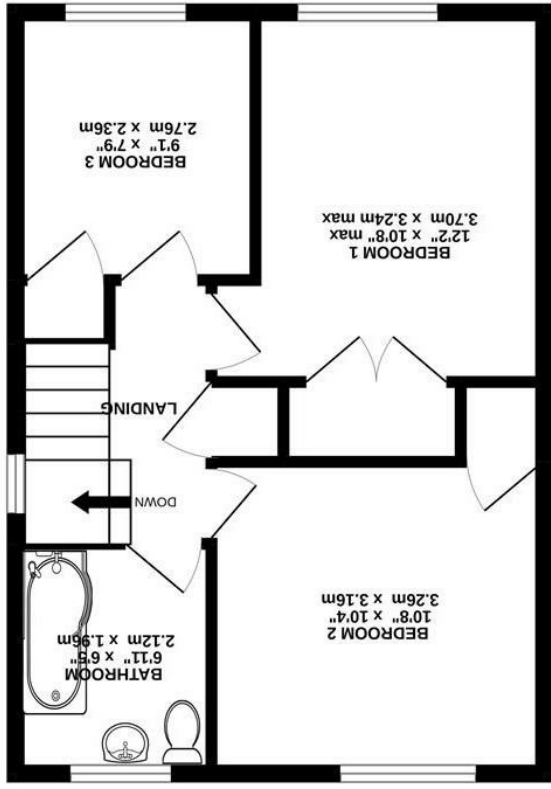


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

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 operating efficiency can be given.
 Made with Metropix ©2022



GROUND FLOOR
 429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
 434 sq.ft. (40.3 sq.m.) approx.



£379,000



**26 THE ORCHARDS
 PICKMERE
 KNUTSFORD
 WA16 0LS**



COUNCIL TAX BAND: D



A modern three bedroom detached house, with a mature rear garden, garage and parking, forming part of a small cul-de-sac development situated close to Pickmere Lake.

DESCRIPTION

26 The Orchards is an attractive gable fronted, three-bedroom modern detached house occupying a super position on a small residential cul-de-sac situated within a short walk to Pickmere Lake. The property offers well balanced accommodation comprising, two reception rooms, a fitted kitchen, three first-floor bedrooms including two generous doubles and a stylish bathroom. There are gardens to the front and mostly notably to the rear. The property benefits from off-road parking for two vehicles in addition to a single garage.

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.

ENTRANCE HALL

Double glazed entrance door to front and wood effect flooring throughout. Stairs leading to the first floor with an under stairs storage cupboard.

WC

Low-level WC and wall hung wash basin. Tiled floor and part tiled walls. Opaque double glazed window to front.

SITTING ROOM

Attractive wood effect flooring throughout. Double glazed window to front and central fireplace with marble surround housing a living flame gas fire. Double doors leading to:

DINING ROOM

Attractive wood effect flooring throughout and sliding double glazed patio doors leading out to the rear garden.

KITCHEN

Fitted with matching range of wall and base level cabinets surmounted with contrasting worktops incorporating a single drainer sink unit with mixer tap and a four ring electric hob with a concealed extractor fan above and built-in single electric oven below. Space for a low-level refrigerator. Space and plumbing for both a full-size dishwasher and a washing machine. Built-in larder cupboard, glazed entrance door to side and double glazed window to the rear.

FIRST FLOOR LANDING

Loft access to roof void and double glaze window to side. Built-in airing cupboard with shelving.

BEDROOM ONE

Double glazed window to rear and built-in wardrobe.

BEDROOM TWO

Double glazed window to front. Built-in wardrobe.

BEDROOM THREE

Double glazed window to front and built-in wardrobe.

BATHROOM

Refitted with a modern white suite comprising of a shaped bath with a curved shower screen, mixer tap and thermostatic mixer shower. Wall hung wash basin with vanity storage drawer below and low level WC. Tiled walls and floor, ladder towel radiator and built-in wall hung cabinet. Opaque double glazed window to rear.

EXTERNALLY

To the front of the property is an area of open plan lawned garden and a stone flag driveway providing parking to a single garage with up and over doors to the front.

The rear garden is enclosed to all sides by panel fencing and is laid mostly to lawn with a stone flag patio to the rear of the house and well-stocked shrub beds and borders.