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**OFFERS IN THE REGION OF £320,000**



**23 PEAR TREE DRIVE  
 WINCHAM  
 NORTHWICH  
 CW9 6EZ**

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



THREE BEDROOM, DETACHED, FREEHOLD property located on Pear Tree Drive, Wincham. Located within walking distance to the reputable Wincham Community Primary School this property is ideal for growing families. Accommodation boasts entrance hallway, office, utility room, WC, particular mention must be made of the beautiful open plan, lounge/kitchen/diner extension, flooding the rooms with natural light through the frenchdoors and velux windows, with open countryside views. Upstairs boasts landing, three double bedrooms and a three piece family bathroom. Externally a beautiful partly Indian stone, partly lawned garden can be found overlooking open countryside. To schedule a viewing please call 01606 41318 or email [northwich@wrightmarshall.co.uk](mailto:northwich@wrightmarshall.co.uk)

#### Externally

Block paved driveway for three vehicles, four wall mounted light points and side gates to the front aspect. A beautiful low maintenance partly Indian stone, partly lawned garden to the rear aspect overlooking open countryside. Outside water tap located to the side aspect.

#### Entrance Hallway

Glass panelled solid oak door, tiled flooring, two double glazed windows to the side aspect and one ceiling light point.

#### Office

Tiled flooring, single radiator, large double glazed window to the front aspect, two wall mounted light points and one ceiling light point.

#### WC

Tiled flooring, toilet, sink, double glazed window to the side aspect and one ceiling light point.

#### Utility Room

Tiled flooring, low-level and eye-level units with oak top, sink with drainer, cupboard housing Worcester combi boiler, space for fridge freezer, washing machine, tumble dryer, double glazed window to the side aspect and one ceiling light point.

#### Lounge

Veneered laminate flooring, electric fire, two single radiators, large double glazed window to the front aspect and two ceiling light points.

#### Kitchen/Dining Room

Veneered laminate flooring, low-level and eye-level units with oak effect tops, integrated extractor fan, fridge freezer, dishwasher and microwave. Belling cooker and gas hob, two single radiators, two Velux windows, two double glazed windows to the rear aspect and one double glazed window to the side aspect, three ceiling light points and nine ceiling spotlights.

#### Landing

Frosted double glazed window to the side aspect, loft hatch and one ceiling light point.

#### Bedroom One

Single radiator, large double glazed window to the front aspect and one ceiling light point.

#### Bedroom Two

Single radiator, large double glazed window to the rear aspect and one ceiling light point.

#### Bedroom Three

Veneered laminate flooring, single radiator, double glazed window to the front aspect and one ceiling light point.

#### Family Bathroom

Laminate flooring, single radiator, floor to ceiling tiles, heated towel rail, toilet, sink, panelled bath with electric shower over, double glazed window to the rear aspect and five ceiling spotlights.