

MISREPRESENTATION ACT 1967.

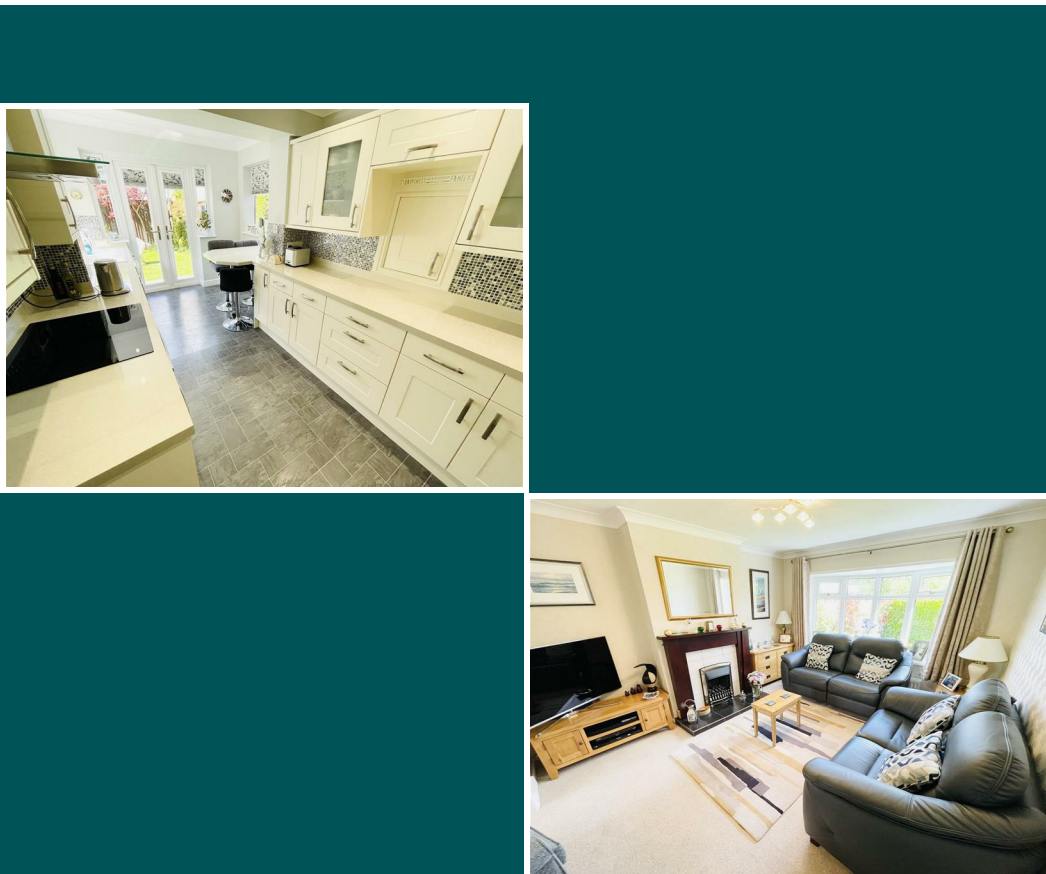
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

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.



OFFERS IN THE REGION OF £265,000



4 GREEN LANE  
WINCHAM  
NORTHWICH  
CW9 6EF

3 2 2 D  
COUNCIL TAX BAND: C



Spacious and modernised 1970s property located within walking distance to the outstanding Wincham Community Primary School

### Description

Purchased by the current vendors over 30 years ago, this property sits in a desirable spot in Wincham village within close proximity to the park, the Spar and Wincham Community Primary School.

A private enclosed lawned garden, spacious driveway and single integral garage are located to the front aspect.

The ground floor accommodation comprises spacious entrance hallway with substantial understairs storage, double glazed bay fronted lounge through dining room with French doors to the rear garden, extended modern kitchen with breakfast bar and fitted appliances including double oven, fridge freezer and space for the washing machine. The utility room is accessible from the kitchen along with the single integral garage, further store and downstairs WC.

Upstairs comprises a spacious landing with a double glazed window to the side aspect and loft hatch the partly boarded loft space, two double bedrooms with large double glazed windows, fitted wardrobes in the master bedroom, a third single bedroom/study with a large double glazed window and substantial over stairs storage and a modern three piece family bathroom with integral cupboard housing the Baxi combi boiler.

The private enclosed west facing garden offers multiple seating areas, ideal for chasing the sun on a summers evening when entertaining family and friends along with a convenient bin store with side access to the front of the property.

The Spar in Wincham is only a short 5 minute walk down Linnards Lane and the Old Red Lion Pub in Pickmere is only a short 15 minute walk up Pickmere Lane towards Knutsford.

Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gramam Church Of England Primary Schools.

The Cransley School is a highly reputable independent school located in Great Budworth just a short drive away or alternatively the Knutsford Academy and the various Northwich high schools are all easily accessible.

