



Wright Marshall
Estate Agents

7 ORCHARD CLOSE, WINCHAM, NORTHWICH
CW9 6EX

OFFERS IN THE REGION OF £310,000



Spacious private bungalow at the end of the cul-de-sac consisting of only 8 properties

Description

Purchased by the current vendor in September 2015 this property sits on a private corner plot and has been extended since to create a larger kitchen and lounge/dining room.

Accommodation comprises spacious driveway for multiple vehicles, a single detached garage with side access from the rear garden and a large lawned garden to the front aspect.

The modern three-piece family bathroom benefits from a low level bath, ideal for interested parties with mobility issues who still enjoy a soak in the bath with a power shower over, vanity sink with storage beneath, toilet, floor to ceiling tiles and a frosted double glazed window to the front aspect.

The two bedrooms are both doubles and both benefit from ample built in storage and large double-glazed windows to the front aspect.

The modern breakfast kitchen benefits from low level and eye level units housing the Worcester combi boiler, integrated fridge/freezer, built in Neff appliances including an induction hob, family sized dishwasher and washing machine. The rear garden is accessible from the kitchen via the barn style door, perfect for leaving partly open on a hot summers day.

The lounge/dining room measures 23'10 ft by 13'8 ft creating a large living space with French doors to the rear garden, overlooking open fields, perfect for entertaining family and friends.

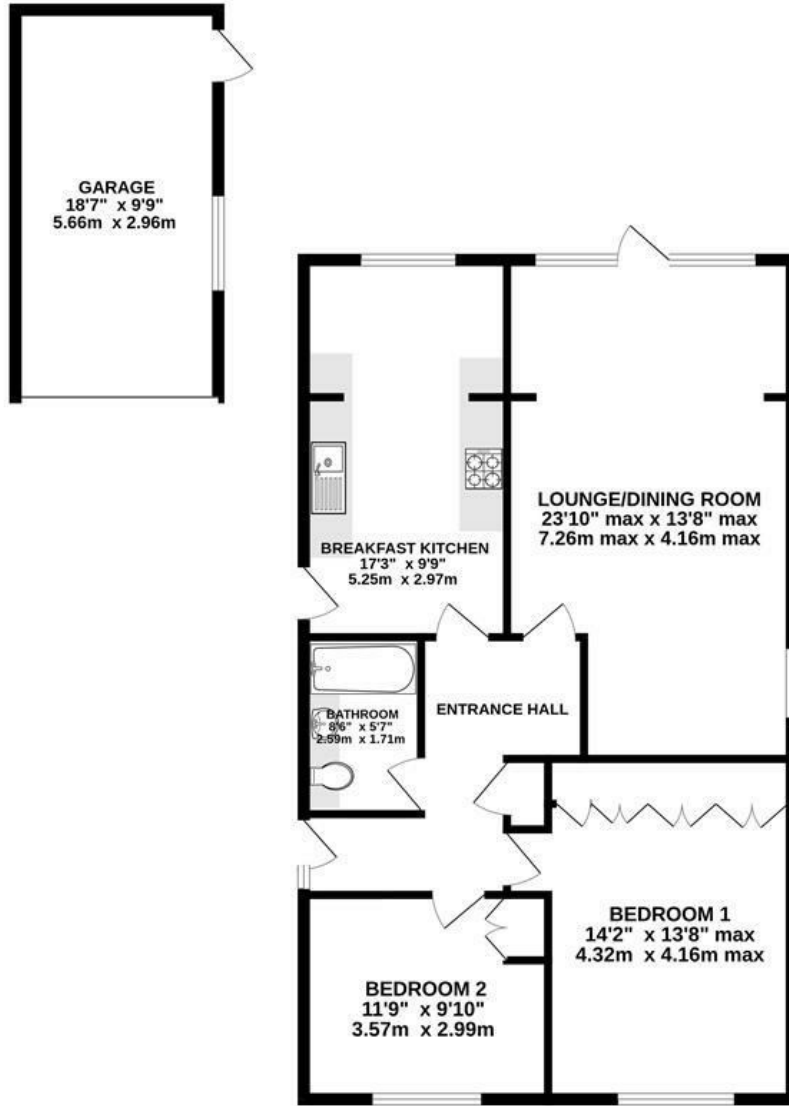
The rear garden has been landscaped throughout, benefitting from a selection of borders with beautiful flowers and shrubs. Particular mention must be made of the large greenhouse and flowerbed area to the rear of the garage, creating a fantastic sun trap perfect for garden enthusiasts.

The Spar in Wincham is only a short 10 minute walk down Pickmere Lane towards Northwich and the Old Red Lion Pub in Pickmere is only a short 5 minute walk in the opposite direction up Pickmere Lane towards Knutsford.

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

1122 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements