

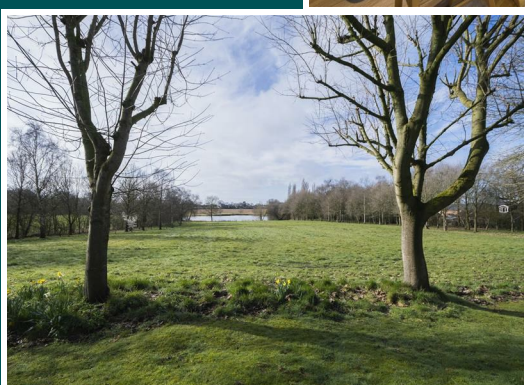
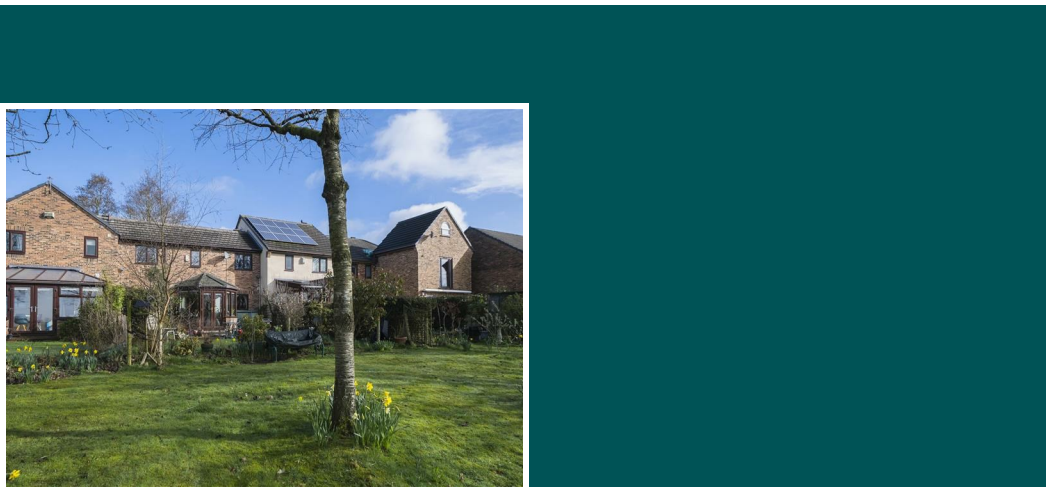
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OFFERS IN THE REGION OF £375,000



**6 MERHAVEN CLOSE
 PICKMERE
 KNUTSFORD
 WA16 0LP**

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



Spacious mid-terraced property with open lakeside views

Description

Having owned the property for over 30 years the vendor has loved living here. The light and airy conservatory with lakeside views is something which the vendor will truly miss.

Developed in the 2000's, Merehaven Close has become a popular destination for growing families and commuters looking to escape the hustle and bustle of the big cities.

Located within strolling distance to the Red Lion Public House and the famous Pickmere lake, this property is perfectly positioned. The Spar in Wincham village is only a short drive away or alternatively Northwich town centre and Knutsford are both just a 10 minute drive away, home to large supermarkets such as Aldi, Waitrose, Booths and Asda and a selection of restaurants, bars and cafes. Heyrose Golf Club is just a 5 minute drive away located on Budworth Road and the famous Tatton Park is only a 10 minute drive away.

This mid-terraced property sits in the middle of a small, quiet development of 15 houses and is one of the few properties in the development benefitting from lakeside views.

With a spacious driveway for two vehicles and a recently converted garage within the last 10 years, there is the opportunity to convert the now office space back into a garage creating further parking if required.

The traditional ground floor layout has the added advantage of a beautiful conservatory off the lounge with French Doors leading to the spacious lawned garden to the rear aspect.

Off the entrance hallway is also the spacious ground floor bedroom with triple fitted wardrobes and en-suite shower room, ideal for family and friends and particularly elderly relatives who may benefit from a bedroom on the ground floor or alternatively a dining room for Christmas Day and further special occasions.

The spacious kitchen through converted garage has plenty of storage space, integrated double oven, sink with drainer, space for a separate washing machine and tumble dryer and a wall mount Worcester combi boiler.

The converted garage now provides the perfect office space for home workers and has a large built in storage cupboard housing the gas and electric meters.

With a good sized downstairs WC and a further large, built in understairs storage cupboard you are certainly not short of storage downstairs.

Upstairs comprises a deceptively spacious landing with another large built in storage cupboard and further eaves storage. Two good sized bedrooms with fantastic views to the rear aspect overlooking the lake and finally a spacious and modern three piece shower room.

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.

