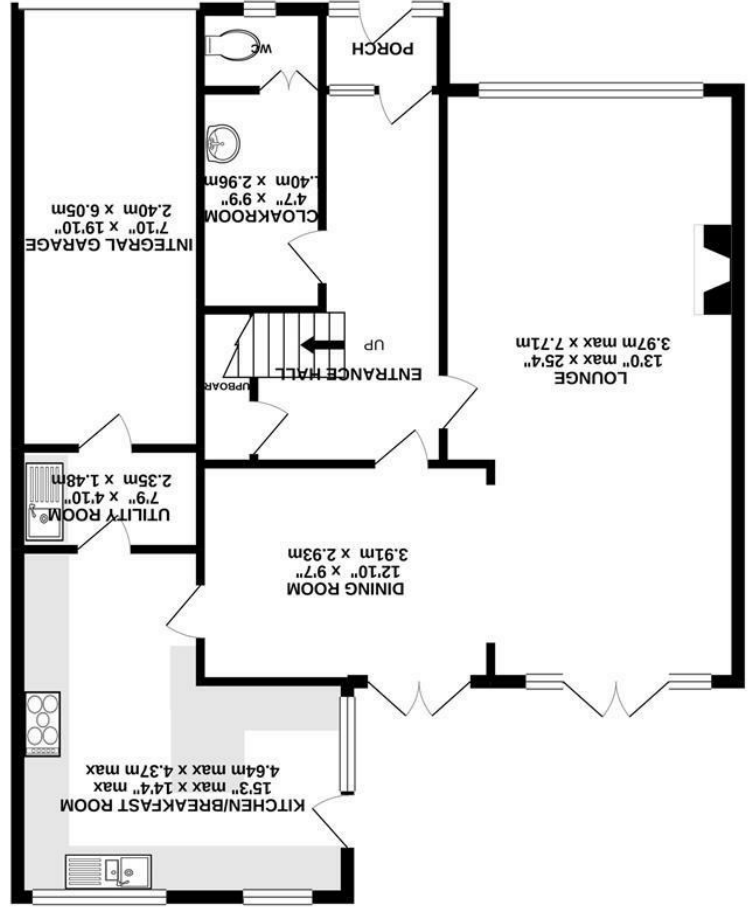


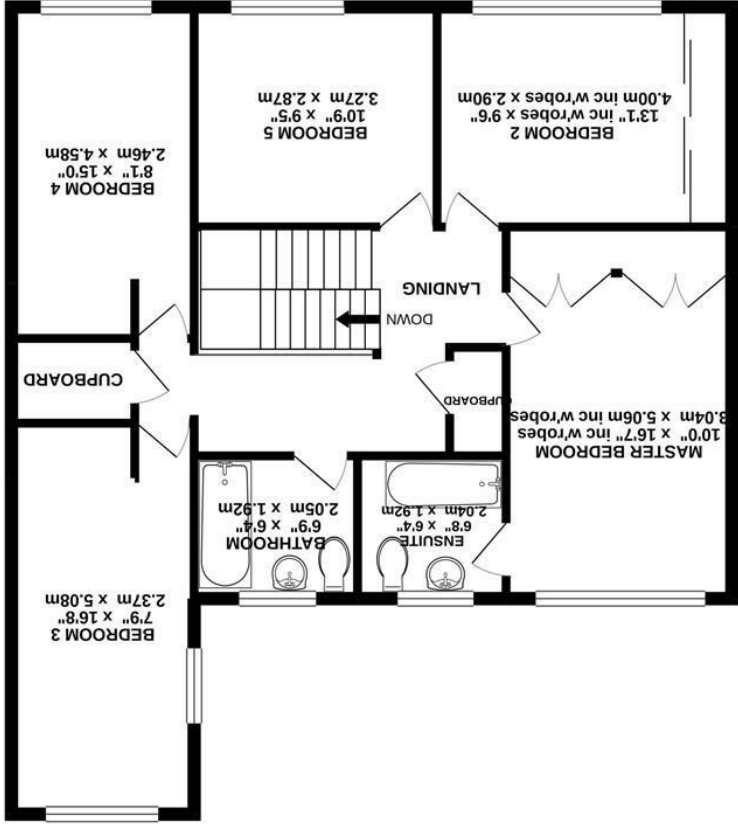
MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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Whilst 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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GROUND FLOOR  
 1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
 908 sq.ft. (84.3 sq.m.) approx.



GUIDE PRICE £500,000



18 MERE CLOSE  
 PICKMERE  
 KNUTSFORD  
 WA16 0JR



COUNCIL TAX BAND: E



What would you do with this home? If you like to PUT YOUR OWN STAMP on a place and want to create a STUNNING CONTEMPORARY OPEN PLAN LIVING SPACE, this could be perfect for you. \* RURAL LOCATION \* EASY MOTORWAY ACCESS \* 10 MINUTES FROM KNUTSFORD \*\*\* CALL NOW to arrange a viewing!

#### DESCRIPTION

The property, which is situated on a small residential cul-de-sac, has been extended, offers excellent accommodation laid over two floors presented in fine condition through out.

On the ground floor level there are two principal reception rooms which are joined by an open archway, including a double sized living room and a generous dining room. The kitchen / breakfast room is located to the rear of the house and includes a peninsula island for occasional informal dining. There is a utility room with integral access into a single garage and a downstairs WC with cloakroom.

On first floor level there are five bedrooms in all which are of good proportions, one of which is en-suite, with the remaining bedrooms share the use of a well appointed family bathroom located off an ample partially galleried landing.

There are gardens to the front and most notably to the rear which have been landscaped and provide excellent outside space in addition to a double width driveway leading to the 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.

#### THE ACCOMMODATION

The accommodation comprises :

#### ENTRANCE VESTIBULE

Double glazed entrance door to front with side windows, tiled floor and glazed door to:

#### ENTRANCE HALL

With a turning flight staircase leading to the first floor with a useful under stairs storage cupboard.

#### CLOAKROOM

Fitted with a wall hung wash basin with storage cupboard below. Range of built-in wardrobes and door to:

#### DOWNSTAIRS WC

Fitted with a low-level WC and opaque double glazed window to front.

#### LIVING ROOM

Double glazed window to the front and fireplace with a stone hearth and surround. Double glazed French doors to the rear garden and open archway to:

#### DINING ROOM

Double glazed French doors to the rear garden and internal glazed doors to both Reception hall and Kitchen.

#### KITCHEN / BREAKFAST ROOM

Fitted with an attractive matching range of wall and base level cabinets surmounted with contrasting worktops, incorporating a peninsula island and a combination of freestanding and integrated appliances comprising: double electric oven dishwasher, microwave oven and gas burning hob with a glass canopy cooker hood above.

Double glazed windows to rear and side elevations, double glazed entrance door to a rear facing patio. Door to:

#### UTILITY ROOM

Fitted with cabinets matching the kitchen and incorporating a single drainer sink unit and space and plumbing for washing machine. Door to:

#### INTEGRAL SINGLE GARAGE

With up and over doors to the front.

#### FIRST FLOOR LANDING

A spacious central landing with two built in cupboards, one housing the hot water cylinder and loft access to the roof void.

#### MASTER BEDROOM

Fitted with a range of built-in wardrobes to one wall and double glazed window to rear. Door to:

#### ENSUITE BATHROOM

Fitted with a matching three-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash basin and low level WC. Tiled walls and floor, ladder towel radiator and opaque double glazed window to rear.

#### BEDROOM TWO

Fitted with a range of built-in wardrobes with mirrored fronts to one wall and double glazed window to front.

#### BEDROOM THREE

Double glazed windows to side and rear, built-in wardrobe with curtain front.

#### BEDROOM FOUR

A double glazed window to front, loft access to roof void and built-in wardrobe with a curtain front.

#### BEDROOM FIVE

With a double glazed window to front.

#### BATHROOM

Finished in white tiling and fitted with a matching white suite comprising of a panel bath, pedestal wash basin and a low level WC. Double glazed window to rear.

#### EXTERNALLY

To the front of the property is a wide gravel driveway providing off-road parking for two vehicles and an area of open plan lawned garden.

The rear garden is enclosed to all sides by a combination of panel fencing and mature hedges, incorporating a number of trees. The garden is laid mostly to lawn with a concrete flagged patio situated to the rear of both reception rooms and the kitchen, with further hardstanding in the rear corner where there is a timber framed summerhouse.

#### TENURE

We believe the tenure of the property to be Freehold

#### SERVICES

We believe the following services to be connected to the property : Gas, electricity , water and mains drainage

#### VIEWINGS

Strictly by appointment with the Agents Knutsford Office. Telephone : 01565 621624 Email : knutsford@wrightmarshall.co.uk

#### MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.