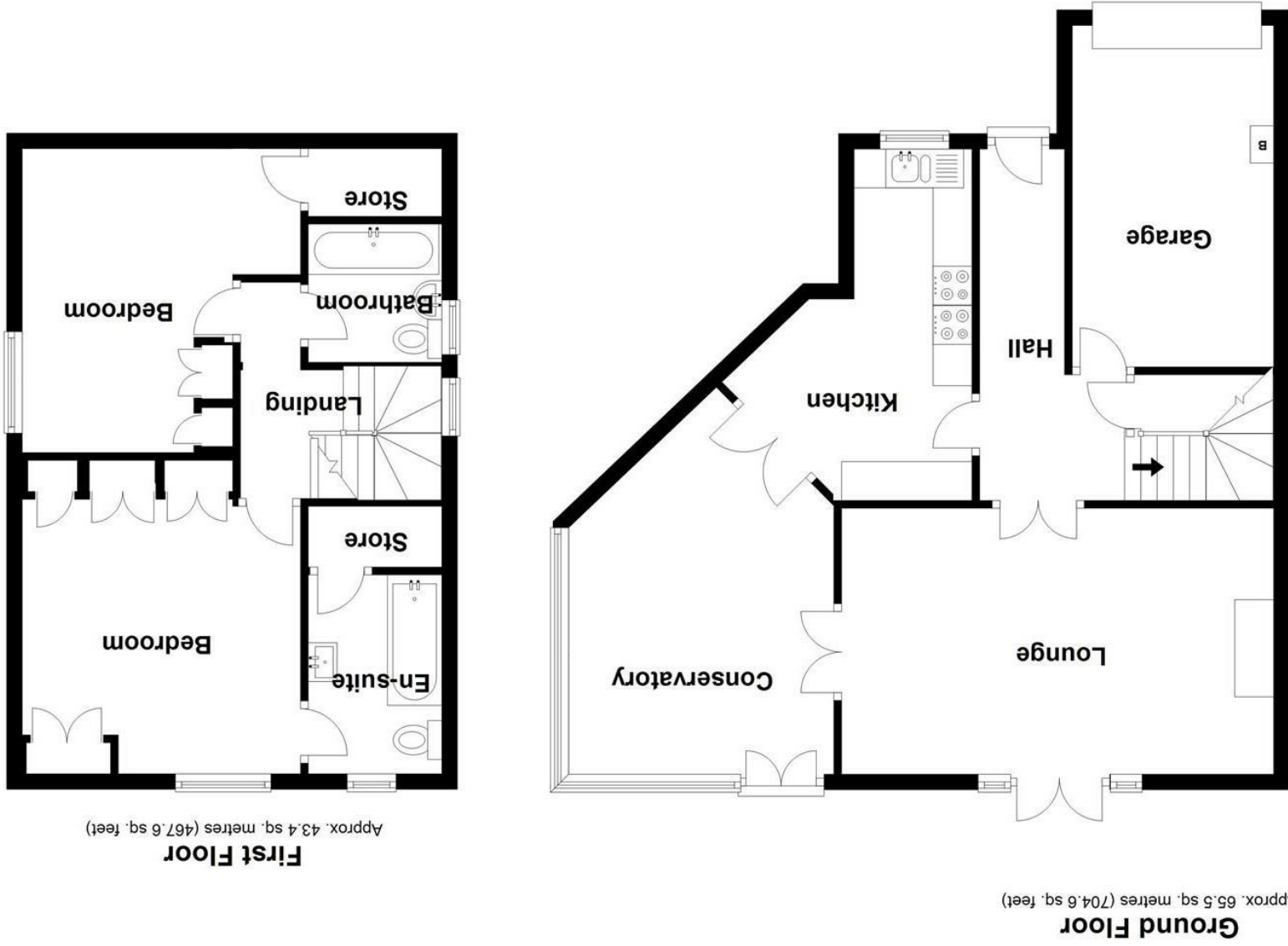
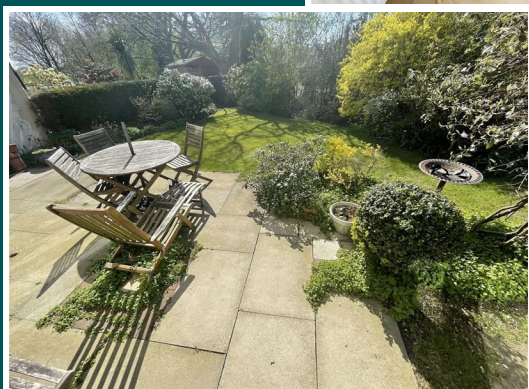


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

Total area: approx. 108.9 sq. metres (1172.2 sq. feet)



OFFERS IN THE REGION OF £290,000



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

COUNCIL TAX BAND: E



TWO DOUBLE BEDROOM, SEMI-DETACHED, MEWS property sitting in the popular location of Pickmere. It is the position within the village that sets this beautifully appointed home apart from the rest. With accommodation including: hallway, lounge, kitchen and conservatory to the ground floor and two bedrooms and two bathrooms to the first floor. Externally there is off road parking to the front elevation and an enclosed garden to the rear elevation. Call us now to book your viewing on 01606 41318.

Cheshire East planning ref 21/4359M

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.

Entrance Hallway

Accessed via front entrance door. Laminate flooring. Radiator. Stairs to first floor. Radiator. Doors to Kitchen, Lounge & Garage and under stairs storage cupboard.

Lounge

Double glazed french doors to the rear elevation. Double glazed french doors to the conservatory. Feature fireplace with gas fire. Radiator.

Kitchen

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel sink and drainer unit with mixer tap. Space for Range Cooker. Integrated fridge. Laminate flooring. Radiator. Double glazed window to the front elevation. Double glazed french doors to the conservatory.

Conservatory

Brick built conservatory with double glazed windows. Double glazed french doors to the rear elevation. Laminate flooring. Radiator.

Landing

Double glazed window to the side elevation. Radiator.

Master Bedroom

Double glazed window to the rear elevation. Range of fitted wardrobes. Radiator.

Ensuite Bathroom

Low level WC, wash hand basin and panelled bath. Double glazed window to the rear elevation. Radiator. Storage cupboard.

Bedroom Two

Double glazed window to the side elevation. Radiator. Fitted wardrobes. Storage cupboard.

Bathroom

Low level WC, wash hand basin, panelled bath with shower above. Double glazed window to the side elevation. Radiator.

Externally - Front

To the front elevation there is a driveway providing off road parking.

Externally - Rear

Enclosed garden with paved patio leading to a lawned area with surrounding mature planting borders.

Integrated Single Garage

Up and over door to the front elevation. Rear courtesy door leading to the hallway. Wall mounted boiler (newly fitted) space for washing machine, tumble dryer and fridge freezer.