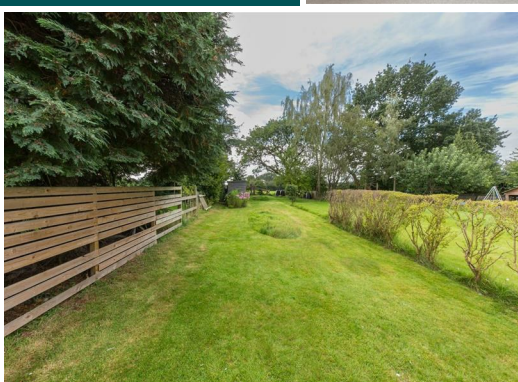


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of,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



OFFERS IN THE REGION OF £220,000



18 LINNARDS LANE
 WINCHAM
 NORTHWICH
 CW9 6ED

3 1 1 C
 COUNCIL TAX BAND: C



Recently modernised property with outbuildings and a large driveway located within walking distance to Wincham Community Primary School

Vendors Situation

The vendors have recently had their offer accepted on an empty bungalow in Wincham.

Description

Purchased by the current vendors over 9 years ago, this property sits on a deceptively large plot with open field views across Wincham.

Particular mention must be made of the large gravel driveway ideal for interested parties with several large vehicles.

The ground floor accommodation comprises spacious entrance hallway with understairs storage, a large 17'6 ft by 13'3 ft lounge with a log burning stove and a large double glazed window to the front aspect. The kitchen has recently been modernised with tiled splashbacks, a selection on low level and eye level cupboards, one of which houses the combi boiler, an integrated oven with electric hob and extractor fan, space for an American sized fridge freezer and a family sized dishwasher. The kitchen provides direct access to the rear garden and there is a large pantry, ideal for further storage space.

Upstairs comprises a spacious landing with loft access to the partly boarded loft space and a double glazed window to the side aspect, two double bedrooms both with large double glazed windows, a spacious third bedroom/study and a modern three piece family bathroom.

Externally the south facing rear garden has been split into two sections, the first is block paved where the old outside toilet, two stores, the 21 ft 6 by 9 ft 3 garage and the 9 ft 6 by 7 ft 7 timber shed are located, perfect for storing cars, bikes and further outdoors equipment. The second area has been lawned and overlooks open fields across Wincham, perfect for entertaining family and friends of a summers evening.

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

Knutsford, famous for Tatton Park is only a 10 minute drive down Pickmere Lane and then Tabley road, ideal for cycling and dog walking enthusiasts.

Alternatively Marbury Park is only a 5 a minute drive in the opposite direction towards Northwich for a more convenient choice of walk.

Local golf clubs include Heyrose located on Budworth Road in Pickmere only a 6 minute drive away, followed by High Leigh, Knutsford and The Mere Golf & Country Club.

The highly regarded Farm Club in Pickmere is located on Park Lane, just a 5 minute drive away, perfect for anyone wishing to take part in wellness activities including open water swimming, yoga and meditation.

The annual Cheshire Show is held down the road on Pickmere Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

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.

Wincham is perfectly positioned within a 5 minute drive of the A556 connecting commuters to Manchester international airport and Manchester city centre via the M56 and M60 motorways. The M6 motorway and Lostock Gramam train station (Chester-Manchester line) are similarly only a 5 minute drive away.