

MISREPRESENTATION ACT 1967.
 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. 93.7 sq. metres (1008.9 sq. feet)



OFFERS OVER £300,000



6 BEAVER CLOSE
 PICKMERE
 KNUTSFORD
 WA16 0YA

3 2 1 C
 COUNCIL TAX BAND: D



Recently modernised family home located within walking distance to Pickmere Lake and the highly regarded Wincham Community Primary School

Description

Purchased by the vendor over 21 years ago this spacious home has been modernised throughout and is perfectly positioned for a young family.

Particular mention must be made of spacious driveway and potential to extend further to create a double driveway similar to all the neighbouring properties.

Ground floor accommodation comprises spacious porch with laminate flooring, access to the integral converted garage with plumbing for the washing machine and tumble dryer, perfect for a gym/studio, downstairs WC and the spacious open plan lounge/dining room.

The spacious lounge/dining room measures over 20 ft by 9 ft creating a fantastic entertaining space with French doors to the east facing rear garden, flooding the room with natural light.

The modern kitchen has a range of low level and eye level units, one of which houses the new Worcester combi boiler, a range of integrated Neff appliances including a microwave, single oven, gas hob, extractor hood and under counter fridge.

First floor accommodation comprises spacious landing with access to the fully boarded loft space with pull down ladder, two spacious double bedrooms, a brand new en-suite shower room to bedroom one, a third bedroom/study and a modern four piece family bathroom.



Located within strolling distance to the Farm Club, the Red Lion Pub and the famous Pickmere lake, this property is perfectly positioned for all the family's needs. The Spar in Wincham village is only a short walk away down the public footpath which brings you out onto Earls Lane 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.

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.

