



**Pear Tree Drive,Wincham Northwich CW9 6EZ**

**welcome to**

**Pear Tree Drive, Wincham Northwich**

Found within the highly sought after village of Wincham this extended detached family home offers space and flexibility which will be ideal for family living. Extended by the current owners which originally created a five bedroom home, the property for convenience is currently a four bedroom house



**Entrance Porch****Living Room**

20' 2" x 11' 3" ( 6.15m x 3.43m )

**Dining Room**

14' 1" x 10' 10" ( 4.29m x 3.30m )

**Kitchen**

11' 1" x 8' 10" ( 3.38m x 2.69m )

**Rear Porch****Inner Hallway****Cloakroom W.C****First Floor Landing**

11' 11" x 11' 4" ( 3.63m x 3.45m )

**Dressing Room**

11' 4" x 7' 10" ( 3.45m x 2.39m )

**En Suite Shower Room**

7' 2" x 5' 10" ( 2.18m x 1.78m )

**Bedroom Two**

11' 3" x 7' 4" ( 3.43m x 2.24m )

**Bedroom Three**

10' 8" x 8' 1" ( 3.25m x 2.46m )

**Bedroom Four**

9' x 8' 1" ( 2.74m x 2.46m )

**Family Bathroom**

8' 5" x 7' 2" ( 2.57m x 2.18m )

**Tandem Storage Garage**

30' 9" x 7' 5" ( 9.37m x 2.26m )

**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Pear Tree Drive, Wincham Northwich**

- Highly sought after village of Wincham
- Wincham offering nearby amenities and popular schooling
- Spacious extended detached family home
- Currently four bedrooms, originally five
- Flexible, spacious accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT108377 - 0005

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