

Higher Wincham

Shores Green Drive

IRLAMS of Knutsford

Higher Wincham, CW9 6EE

Shores Green Drive

£300,000









The Property

This beautifully appointed three-bedroom semi-detached family home has been much improved and extended over the years, providing lovely, bright and flexible living accommodation in a contemporary style. Particular mention has to be made of the stunning open-plan dining kitchen with fitted appliances, wood block work surfaces and French doors opening out to the rear garden, the cosy lounge with its log-burning stove as well as the downstairs study which is accessed through a cleverly concealed bookshelf-style door. Sitting in an enviable position within a quiet cul-de-sac in the heart of Higher Wincham, the property is well within walking distance of all local amenities, including Wincham Community Primary School, local convenience store and the park. It is also just moments from beautiful open countryside walks and conveniently positioned for easy access to Northwich, Knutsford and beyond.

The property is approached via a double-width tarmacadam driveway, providing ample off-road parking.

To the rear there is a beautifully maintained and fully enclosed garden, laid to lawn in the main and complemented by an array of attractive planting and mature hedging. A patio area provides the perfect setting for outdoor entertaining with family and friends.

Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right onto Chester Road (A556). Just prior to reaching the M6 roundabout turn left at The Windmill public house and continue along Pickmere Lane (B5391) for approximately 1.5 miles. Pass Style Matters furniture supplier on your right and The Red Lion public house and continue along until the road. At the crossroads turn left into Linnards Lane and turn right into Shores Green Drive where the property will soon be seen.

- An immaculately presented semi-detached property
- Situated within a quiet cul-de-sac within walking distance of local amenities
- Generous living accommodation
- Superb dining kitchen with integrated appliances
- Three bedrooms
- Contemporary bathroom
- Beautiful rear garden with lawn & patio areas
- Large driveway providing ample off road parking

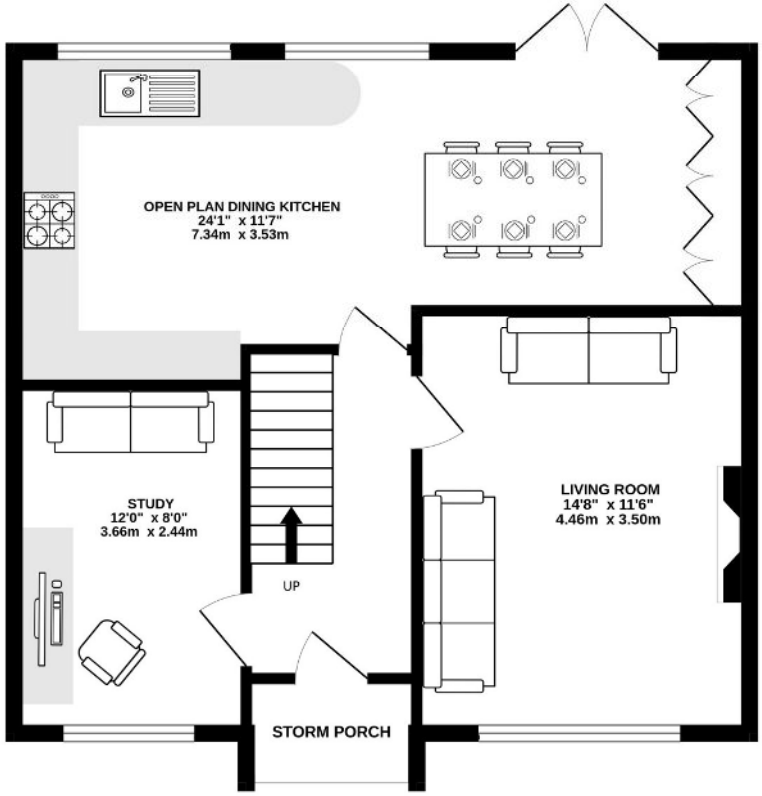
Postcode – CW9 6EE
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band C



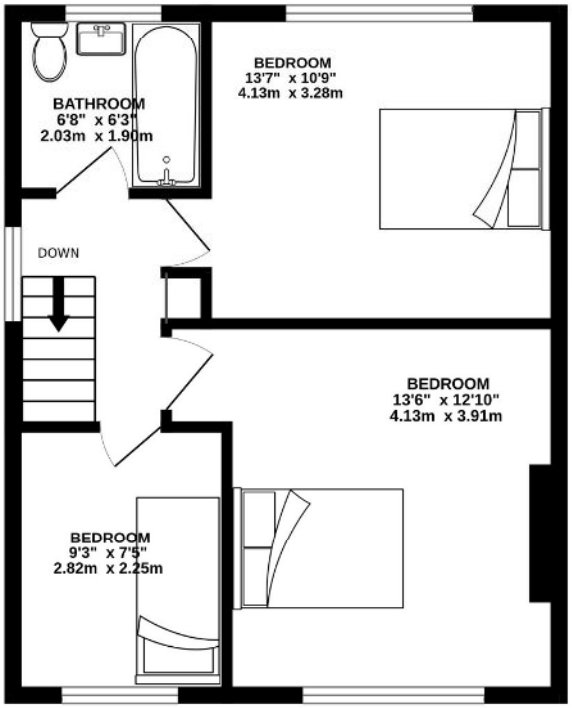




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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.
Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(b) All descriptions, dimensions, 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 lessees 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;
(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

IRLAMS of Knutsford