



**HINCHLIFFE  
HOLMES**



**EDEN PLACE**



#### **GROUND FLOOR**

Entrance Hall | Family Dining Kitchen | Lounge  
Conservatory | Utility Room | WC

#### **FIRST FLOOR**

Landing | Bedroom One - En-suite | Bedroom Two  
Bedroom Three | Bedroom Four | Shower Room

#### **OUTSIDE**

Parking | Garage | Gardens

# EDEN PLACE

Linnards Lane | Wincham | CW9 6ED

Situated within the quaint and highly desirable village of Wincham, this property is beautifully presented throughout. This fantastic family home has been extended to provide two reception rooms alongside the open plan family dining kitchen which is complimented with a separate WC and utility room. Leading to the first floor, you are greeted with four bedrooms and two bathrooms. Externally, there is parking for a plethora of vehicles alongside a garage and landscaped private garden.

Wincham is a much-favoured, established community with reputable junior school and convenience store. Northwich town centre is a short drive and provides good all-round shopping facilities and several national chain stores. The area is an excellent commuter base with easy access to the A556 which links directly to junction 19 of the M6 motorway. Many major commercial centres can be accessed daily by car e.g. Manchester, Chester, Warrington and Liverpool. Manchester and Liverpool international airports are also within easy reach.













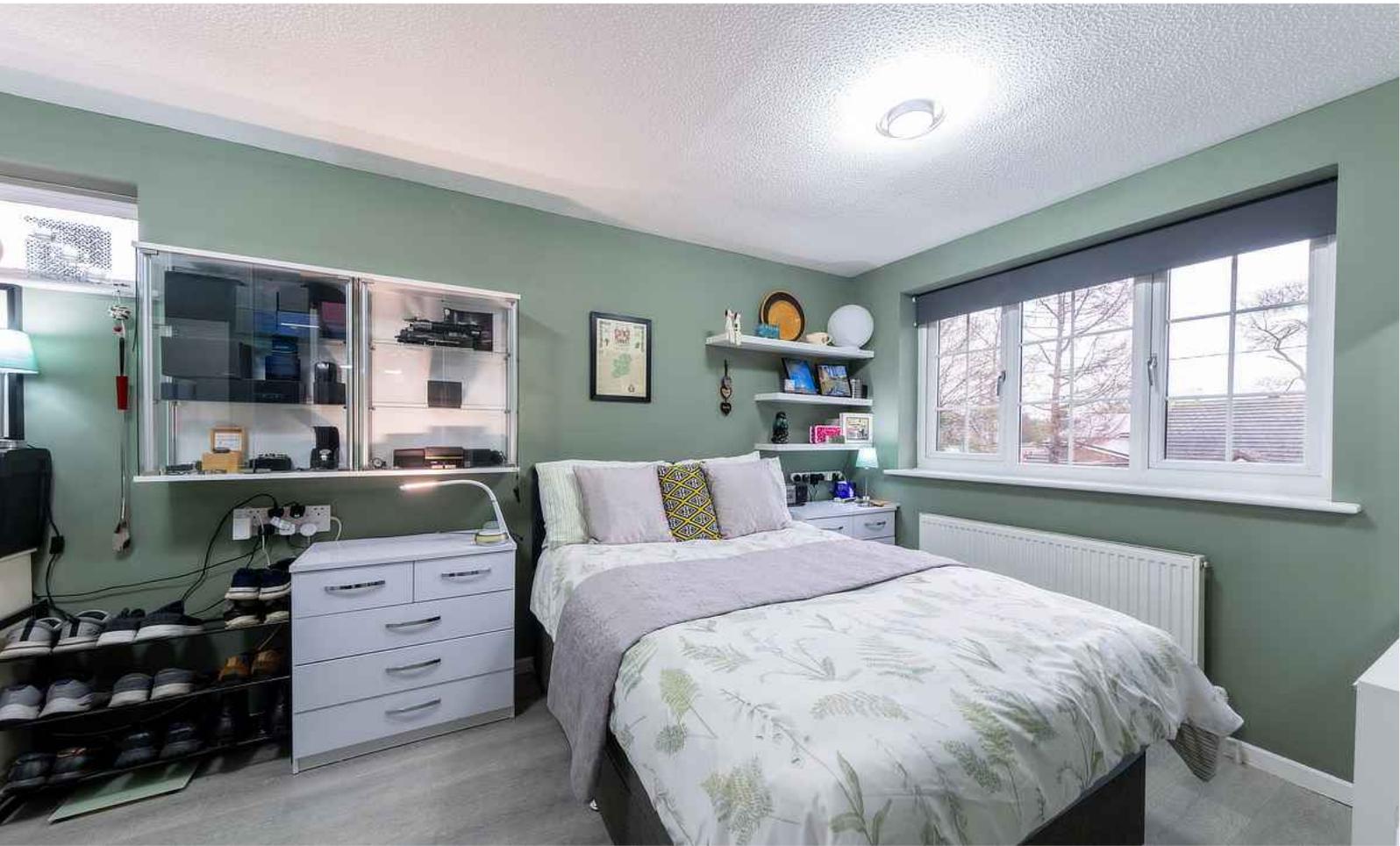














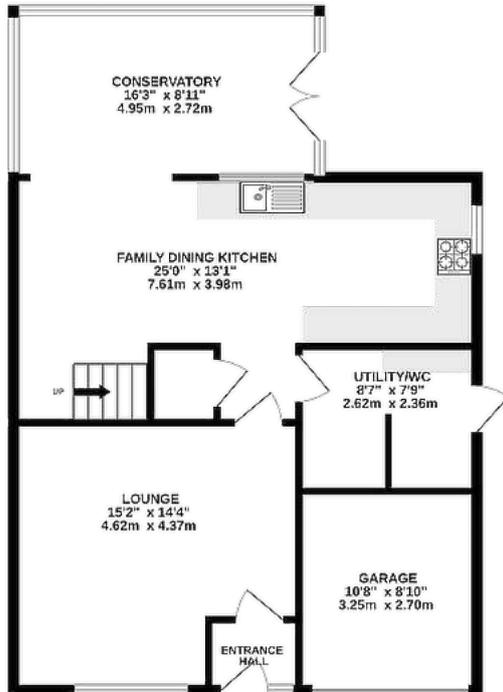




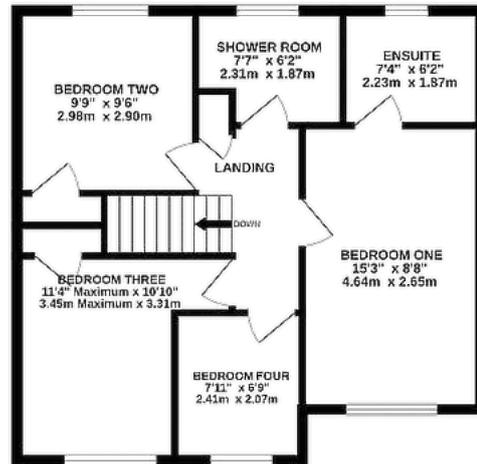




**GROUND FLOOR**  
819 sq.ft. (76.1 sq.m.) approx.



**1ST FLOOR**  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 sq.m.) approx.

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band C.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

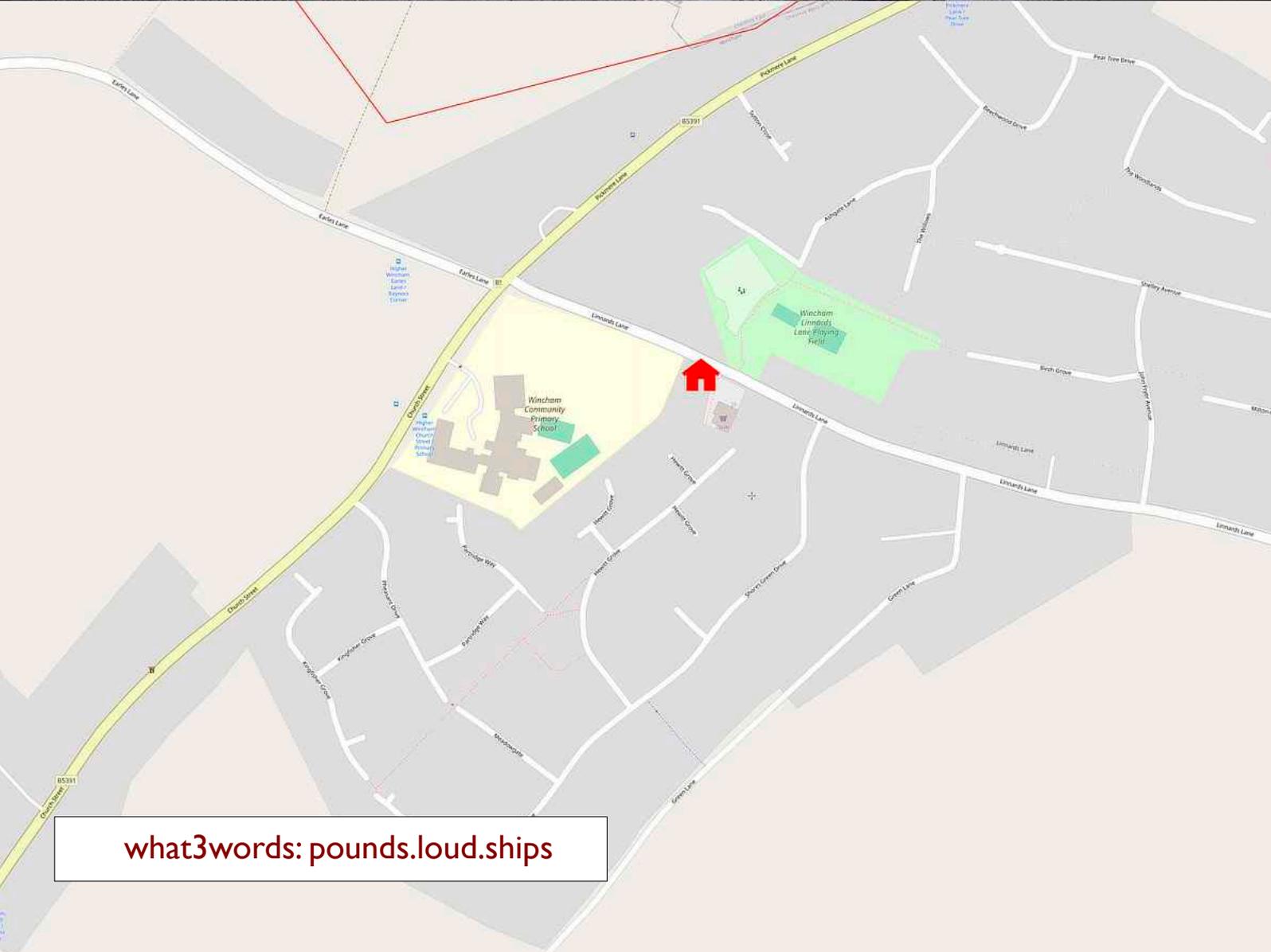
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) 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 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;

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what3words: pounds.loud.ships



**HINCHLIFFE**  
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price  
achieved

**OVER 7,000 OFFERS**



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE



**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hinchliffe Holmes

2021-2022



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Ben Hinchliffe

2022-2023



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2022-2023



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2023-2024



**The Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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