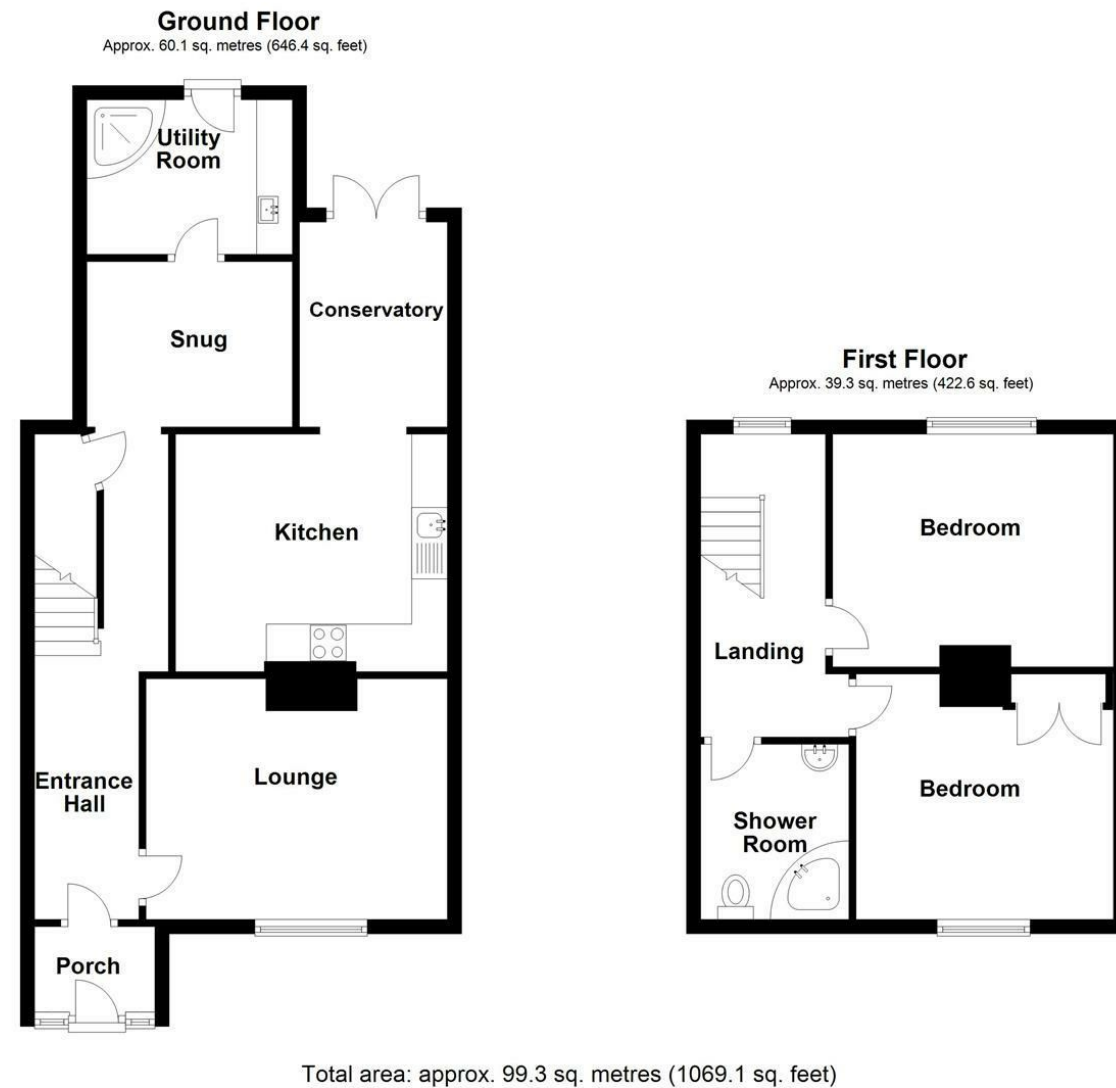




Wright Marshall
Estate Agents

MARBURY LANE, MARBURY, NORTHWICH CW9
6AS

ASKING PRICE £299,950



MISREPRESENTATION ACT 1967.

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If you go down to the woods today you are in for a BIG surprise!! Located in the heart of MARBURY COUNTRY PARK and in close proximity to the Trent and Mersey canal is Brine Pump Cottages this superbly presented two bedroomed cottage comes with outstanding living accommodation including hallway, lounge, kitchen, conservatory and shower room / utility room to ground floor and two bedrooms and bathroom to the first floor. Externally there is a rear yard and driveway providing off road parking. Opposite the property is a fantastic enclosed garden full of mature trees and plants and additional parking area with carport. Call us now to book your viewing on 01606 41318.

INTRODUCTION

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ENTRANCE PORCH

Accessed via double glazed front entrance door with double glazed windows to both sides. Double glazed stable entrance door leading to the entrance hallway.

ENTRANCE HALLWAY

Stairs to the first floor. Wood effect laminate flooring. Under stairs storage cupboard. Radiator. Doors to Lounge, Kitchen & Snug.

LOUNGE

13'8" x 10'9" (4.17 x 3.30)
Double glazed window to the front elevation with tiled window sill. Wood effect laminate flooring. Feature fireplace with wood burning stove.

KITCHEN

13'3" x 8'7" (4.04 x 2.62)
Fitted with a range of drawer and base units with work surfaces above. Integrated dishwasher. Integrated electric oven & Microwave. Integrated electric hob with extractor fan above. Space for an American Style Fridge Freezer. Built in floor to ceiling storage cupboard. Tiled floor.

CONSERVATORY

9'4" x 6'7" (2.87 x 2.01)
Double glazed doors to the rear elevation. Glass roof. Solid Wooden Floor.

SNUG

8'7" x 7'3" (2.62 x 2.21)
Double glazed window to the side elevation. Wood effect laminate flooring. Door to shower / utility room.

SHOWER ROOM / UTILITY ROOM

Double glazed entrance door to the rear elevation. Space for Washing Machine and Tumble Dryer above. Freestanding oil fired central heating boiler. Corner tiled shower cubicle. Radiator. Extractor Fan. Tiled floor.

LANDING

Double glazed window to the rear elevation. Loft access. Feature exposed brick wall. Doors to both bedrooms and bathroom,.

MASTER BEDROOM

11'10" x 11'8" (3.63 x 3.58)
Double glazed window to the front elevation. Fitted storage. Feature brick wall with space for electric fire.

BEDROOM TWO

32'9" 0'7" x 10'2" max (10 0.20 x 3.10 max)
Double glazed window to the rear elevation. Storage area. Space for electric fire.

BATHROOM

7'6" x 6'9" (2.29 x 2.08)
Fitted with a three piece suite including Low Level WC, vanity wash hand basin with mirror and storage and corner bath with shower attachment. Part tiled walls. Wood effect vinyl flooring. Double glazed window to the front elevation.

EXTERNALLY

To the rear of the property there is an enclosed rear yard completed with paved patio, decked area and gravelled area. There is also the benefit of a garden shed. The oil tank is also located in the rear yard. To the front elevation there is a gravelled driveway providing off road parking with a pathway leading to the front door. Just across from the property is a good sized additional parking area and carport which is currently being used as a log store / hot tub area. The property also benefits from a large fully enclosed garden which is accessed via a gate next to the additional parking area - pathways lead you through the Lawned garden which is surrounded by mature trees and planting borders. There is a summerhouse with power, feature pond, greenhouse complete with grape vine and three additional storage sheds as well as a garage. A gravelled patio and BBQ area complete this beautiful space.