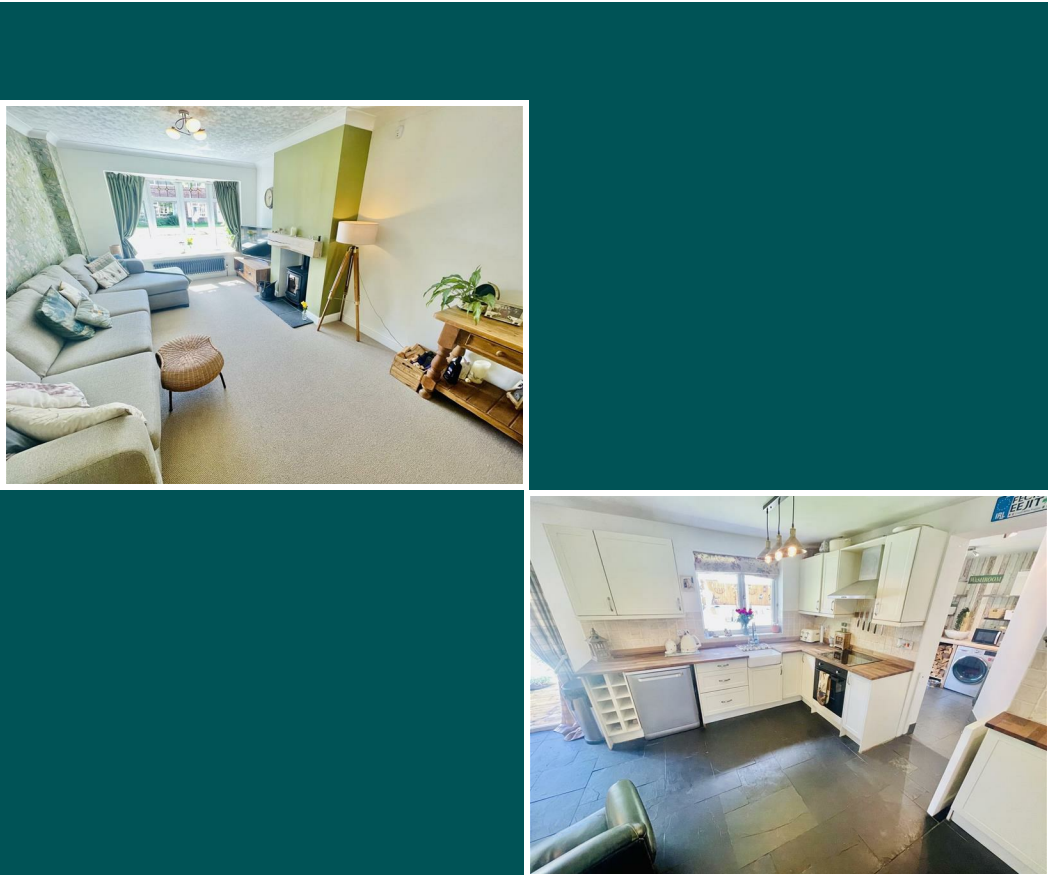


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an 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. 105.4 sq. metres (1134.9 sq. feet)



OFFERS OVER £375,000



16 BROADACRE
COMBERBACH
NORTHWICH
CW9 6QD

4 2 2 C
COUNCIL TAX BAND: D



A spacious 3/4 bed property with a private and enclosed rear garden located within walking distance of the renowned Marbury Country Park

Description

Purchased by the current vendors over eighteen years ago this property has been converted and modernised to create a spacious family home conveniently positioned at the end of the cul-de-sac.

Externally the property has a golden gravel driveway and a lawned garden to the front aspect. Particular mention must be made of the converted garage to building regulation to create a principal bedroom with a built in cupboard housing the combi boiler and a modern ensuite shower room, ideal for guests and separating parents from their teenagers upstairs or vice versa. To the rear aspect there is a private and enclosed partly lawned, partly decked garden with two sheds and a Pergola tucked away in the corner, perfect for entertaining family and friends.

Ground floor accommodation comprises storm porch through hallway with black slate floor tiling, understairs storage and doors to the open plan lounge/dining room and kitchen.

The bay fronted open plan lounge/dining room measures over 22 ft by 10 ft creating a light and airy reception room with a feature dual burner and French doors to the kitchen, flooding the room with natural light.

The kitchen has black slate floor tiling flooring throughout, a range of low level and eye level units, French doors to the rear garden and a range of integrated appliances including an extractor hood, electric hob, fan oven and space for an American fridge/freezer and family sized dishwasher.

The utility room has been added by the current vendors to building regulation with black tiled flooring, space for the washing machine and tumble dryer and a upvc door to the rear aspect, ideal for families with pets and young children.

Upstairs comprises spacious landing with a double glazed window to the side aspect and provides access to the partly boarded loft space, the three bedrooms and the three piece family bathroom.

Bedrooms two and three have been knocked through to create a large dual aspect bedroom with stunning open field views and a large walk in wardrobe/study which the vendor is prepared to brick back up if so required. The fourth bedroom is the ideal study or nursery, again with open field views.

Comberbach is a quaint village in West Cheshire located between Northwich, Knutsford and Warrington.

Local amenities include Comberbach Post Office, the Spinner and Burgamot pub, both located a short walk from the property, Marbury Park located off Marbury Road which is located within strolling distance with fantastic walks and an outdoor swimming pool and for large supermarkets and restaurants Northwich is only a 10 minute drive away, providing frequent trains to Manchester and Stockport taking up to an hour.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Comberbach Primary School located within strolling distance, Kingsmead Primary School, Grange School (junior and secondary school level), Cransley, St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college, all of which are only a 20 minute drive away.