

Total area: approx. 80.9 sq. metres (870.8 sq. feet)



 **Wright Marshall**
Estate Agents

OFFERS IN THE REGION OF £270,000



**17 MANOR AVENUE
MARSTON
NORTHWICH
CW9 6DS**



COUNCIL TAX BAND: C



A two double bedroom chain free property with a large south-west facing rear garden with stunning open field views towards Budworth Mere located in Marston

Description

Owned in the vendors family for over sixty years this two bedroom semi-detached property is the perfect opportunity for first time buyers.

Externally the property is positioned on a large plot with a large driveway for multiple vehicles to both the front and the rear aspects with a single detached garage and a large lawned garden with stunning open field views towards Budworth Mere to the rear aspect.

Ground floor accommodation comprises entrance hall with stairs to the first floor and provides access to the downstairs WC, kitchen and lounge/dining room.

The kitchen has a range of low level and eye level units, tiled splashbacks, an integrated extractor hood, two double glazed windows, a upvc door to the rear garden and space for a gas cooker, American style fridge/freezer and washing machine.

Upstairs comprises spacious landing with a wall mounted Worcester boiler, a large double glazed window to the rear aspect, two double bedrooms, both with built in wardrobes and a modern three piece shower room.

Marston is a wonderfully convenient village setting with a great mix of countryside calm and everyday amenities close at hand. The area is well served for day-to-day needs, with Northwich town centre just a short drive away offering a wide range of supermarkets, independent shops, cafés, restaurants and leisure facilities. For families, there are well-regarded local schools nearby, along with parks, playgrounds and plenty of open green space.

One of Marston's biggest draws is its access to the outdoors. Residents enjoy easy reach of the Trent & Mersey Canal, scenic riverside walks and the beautiful Marbury Country Park, perfect for weekend strolls, cycling and dog walking. The nearby Anderton Boat Lift and the wider Cheshire countryside also provide excellent options for days out.

Commuters are well catered for, with strong transport links via the A556, A559 and M6, connecting quickly to Chester, Warrington, Manchester and beyond. Northwich railway station provides regular services to key regional destinations, while local bus routes offer straightforward access to surrounding villages and the town centre.

Overall, Marston offers the best of both worlds, a peaceful village feel with excellent access to shopping, schools, leisure, countryside and commuter routes.

