

Total area: approx. 108.4 sq. metres (1166.3 sq. feet)



OFFERS IN THE REGION OF £350,000



4 REEDSMERE WALK
COMBERBACH
NORTHWICH
CW9 6BZ

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COUNCIL TAX BAND: E



An extended chain free property in need of modernisation throughout located within strolling distance of the highly reputable Comberbach primary school

Description

Purchased by the current vendor over forty years ago this property is the perfect opportunity for downsizers or a growing family.

Externally the property has a double driveway and a single integral garage to the front aspect with a side gate providing direct access to the bin store and the south east facing rear lawned garden.

Accommodation comprises hallway with understairs storage, stairs to the first floor and provides access to the downstairs WC, lounge and kitchen.

The dual aspect lounge/dining room measures over 23 ft by 11 ft with a feature gas fireplace, a large double glazed window to the front aspect and sliding doors to the morning room extension over looking the rear garden.

The kitchen presents the perfect opportunity, subject to planning permission, to extend and knock through into the dining room to create a modern open plan kitchen dining room with stunning views over the rear garden. The current kitchen has a range of low level and eye level units, a selection of integrated appliances, including an extractor hood, four ring gas hob, single fan oven and space for a washing machine.

Upstairs comprises landing with a double glazed window to the side aspect, a built in storage cupboard housing the hot water tank, provides access to the partly boarded loft space, two double bedrooms, a single bedroom/study and the three piece family bathroom.

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 a 15 minute walk from the property 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.