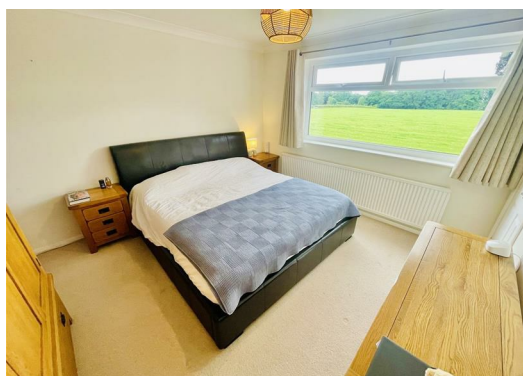




Wright Marshall
Estate Agents

9 BROADACRE, COMBERBACH, NORTHWICH
CW9 6QD

OFFERS IN THE REGION OF £475,000



A well presented four double bedroom property located within strolling distance of Marbury Country Park and the highly reputable Comberbach Primary School

Description

Purchased by the current vendors four years ago this property has been modernised and maintained and is the perfect opportunity for a growing family.

Externally the property is positioned at the head of the cul-de-sac with a double driveway with electric car charging point and a single integral garage to the front aspect with a south west facing landscaped garden to the rear aspect.

Ground floor accommodation comprises hallway with laminate flooring, a large understairs storage cupboard housing the electric meter, stairs to the first floor, access to the downstairs WC, lounge and open plan kitchen/dining room.

The dual aspect bay fronted lounge measures over 24 ft by 12 ft with sliding doors to the rear aspect creating a light and airy reception room with a feature log burner.

The open plan kitchen/dining room has laminate flooring, a selection of low level and eye level units and space for an American fridge/freezer, under counter fridge, washing machine and family sized dishwasher, with a large double glazed window to the rear aspect overlooking open fields and sliding doors to the rear garden.

Upstairs comprises spacious landing with access to the partly boarded loft space which houses the three year old Worcester combi boiler, four double bedrooms, a built in storage cupboard and a three piece family bathroom, perfect for families with teenage children.

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 and Marbury Country Park with fantastic walks and an outdoor swimming pool, all of which are located within strolling distance 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.

Ground Floor

Approx. 79.8 sq. metres (858.8 sq. feet)



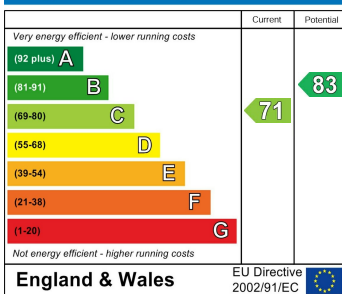
First Floor

Approx. 58.6 sq. metres (631.0 sq. feet)

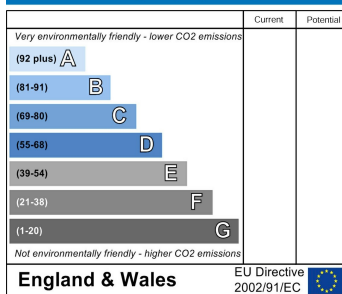


Total area: approx. 138.4 sq. metres (1489.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements