



Wright Marshall  
Estate Agents

14 GOOSEBROOK CLOSE, COMBERBACH,  
NORTHWICH CW9 6BX

OFFERS IN THE REGION OF £475,000





A modernised chain free family home with stunning open field views located within strolling distance of the highly reputable Comberbach Primary School

## Description

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

Externally the property is located at the end of the cul-de-sac with a double driveway, lawned garden and double integral garage to the front aspect and a partly decked, partly lawned West facing garden with stunning open field views to the rear aspect.

Ground floor accommodation comprises hallway with oak effect LVT flooring throughout, two storage cupboards, ideal for coats and shoes, a downstairs WC and access to the lounge and open plan kitchen/dining room.

The dual aspect lounge measures over 20 ft by 13 ft creating a light and airy reception room with a feature media wall, a double glazed window to the front aspect and bi fold doors to the rear aspect.

The open plan kitchen/dining room has oak effect LVT flooring, two double glazed windows to the rear aspect and measures over 10 ft by 19ft creating the perfect entertaining space for family and friends. The kitchen has a range of low level and eye level units, a four seater breakfast bar, sink with drainer and a selection of integrated appliances including a double oven, extractor hood, gas hob and family sized dishwasher.

The utility room has oak effect LVT flooring, provides space for the American fridge freezer, provides access to both the integral double garage where the combi boiler is located and the rear garden, plumbing for the washing machine and tumble drier and has a sink with drainer beneath the double glazed window to the rear aspect, perfect for muddy children and dogs and a long walk.

Upstairs comprises spacious landing with a double glazed window to the front aspect, access to the partially boarded loft space and space for a home office.

Bedrooms one, two and three are double bedrooms with double glazed windows, bedroom four is a single bedroom/study with a double glazed window to the rear aspect, there is a three piece family bathroom and finally a brand new three piece shower room.

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 within strolling distance, Marbury Park located off Marbury Road which is just a 20 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.








Approx. 102.0 sq. metres (1098.4 sq. feet)




Approx. 63.9 sq. metres (687.9 sq. feet)



Total area: approx. 166.0 sq. metres (1786.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>50</p>	<p>69</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	



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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