

Total area: approx. 100.8 sq. metres (1085.3 sq. feet)



 **Wright Marshall**
Estate Agents

OFFERS IN THE REGION OF £340,000



**1 FRESHFIELDS
COMBERBACH
NORTHWICH
CW9 6QE**



COUNCIL TAX BAND: D



A three double bedroom chain free property with a double driveway and a single garage located within walking distance of the highly reputable Comberbach Primary School

Description

Purchased by the current vendors five years ago this property is positioned in the heart of Comberbach village and is the ideal opportunity for a growing family.

Externally the property is positioned on a desirable corner plot with lawned gardens to both the front and rear aspects and a double driveway and single garage with coal store to the rear aspect.

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

The kitchen has tiled flooring, a range of low level and eye level units, a wall mounted combi boiler, a upvc door to the rear garden and a range of integrated appliances including an extractor hood, four ring gas hob, double oven and space for a washing machine and an American fridge/freezer.

The 8 ft by 10 ft dining room presents the perfect opportunity to knock through into the kitchen to create a modern open plan kitchen/dining room with bi-fold doors out onto the rear garden.

The bay fronted lounge measures over 13 ft by 10 ft creating a light and airy reception room with a feature fireplace.

Accommodation upstairs comprises spacious landing with a large double glazed window to the front aspect, provides access to the partly boarded loft space, the three double bedrooms and the modern 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 a short walk from the property, Marbury Park located off Marbury Road which is located with 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.