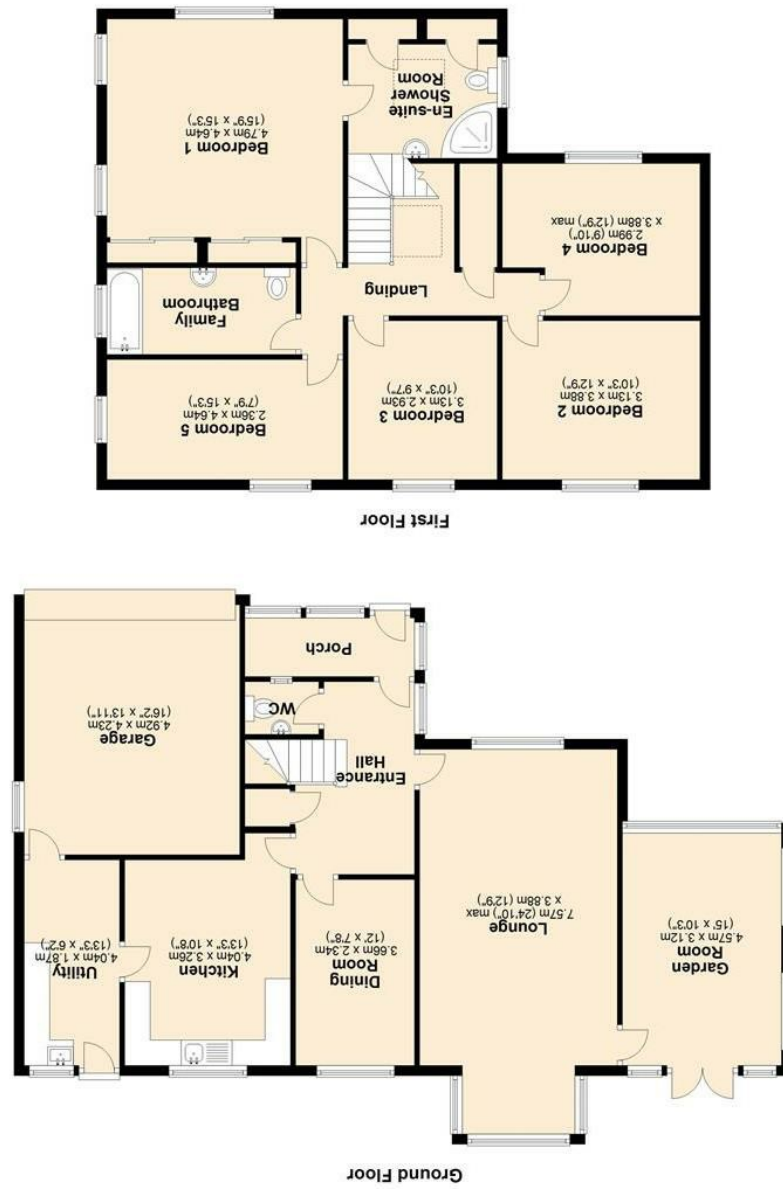


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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OFFERS IN THE REGION OF £500,000



19 BURGAMOT LANE
 COMBERBACH
 NORTHWICH
 CW9 6BU

5 2 3 D
 COUNCIL TAX BAND: F



Spacious detached family home located in highly sought after Comberbach

Description

Having owned the property for over 25 years the vendors have loved living here. This is clear and obvious from the two extensions built and multiple improvements. Now that their children have grown up it is time for another growing family to make this property their new home

Developed in the 1970's, Comberbach has become a popular destination for growing families and commuters looking to escape the hustle and bustle of the big cities.

Conveniently located between both Knutsford and Northwich and within strolling distance to the highly regarded Comberbach Primary School, the Spinner and Burgamot Pub and beautiful walks, running and cycle routes across Marbury Country Park. Pickmere Lake and of course Tatton Park are nearby.

Located on a large corner plot at the end of Burgamot Lane this property is perfectly placed for young children to play out.

With a lovely Indian stone laid double driveway and the added advantage of a corner plot, there is plenty of parking for family and visitors.

The traditional ground floor layout has the added advantage of a beautiful garden room off the lounge with large double glazed windows across three walls and french doors leading to the south facing rear garden, flooding the room with natural light.

The spacious porch, ideal for shoes, prams and car seats, has the added advantage of a large built in storage cupboard, perfect for further storage.

The 21ft by 13ft lounge with feature electric fireplace benefits from a bay fronted window to the rear aspect and access to the garden room extension, ideal for reading in peace and quiet away from children playing or alternatively accepting defeat and creating a fantastic playroom.

The separate dining room and kitchen presents the perfect opportunity to open up the space and create a bright and airy open plan lounge/kitchen/dining room with direct access to the utility room and integral double garage. Fired by gas central heating, the 4 year old combi boiler is located in the garage. Alternatively, the dining room would create an ideal home office/study.

With integral access from the utility room, the double garage provides ample storage space and is plenty big enough for two small vehicles. Alternatively the garage could easily be divided into two creating a workshop/gym and still maintaining a practical storage space.

Upstairs comprises five double bedrooms, a four piece family bathroom and en-suite shower room off the master bedroom.

The master bedroom and second bedroom are both large doubles, presenting the perfect opportunity to add a second en-suite shower room and bedrooms three to five will all take a double bed, perfect for teenage children.

The property is fully alarmed and for a pint of milk, Comberbach Post Office is just a 5 minute walk down the road 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.

Private schools including The Grange and Cransley are only a 10 minute drive away and The Knutsford Academy and Hartford High School are also only a 10 minute drive away.

