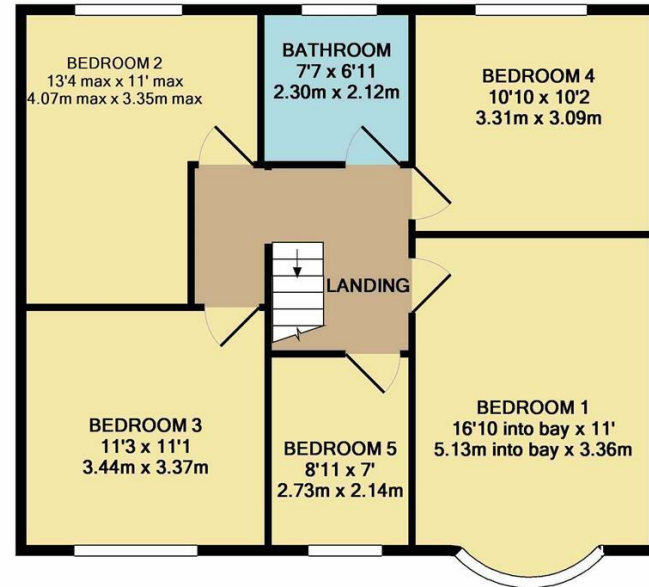


GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

Drive yourselves wild with giddy excitement with this superb home in a much sought after location and sitting within a huge well established plot. This large four bedroom detached family property is located in the much sought after village of Comberbach. The property requires a programme of works but it is a superb opportunity to create a forever home. The rear garden is a true delight and ideal for those with a growing family, there is driveway parking to the front, an integral garage and far reaching rural views. The property offers excellent road links for the commuter with the M6 motorway being only a short distance away. Call us now to book your viewing on 01606 41318.

PORCH

An entrance door allows access into the porch with a quarry tiled floor and window to the side, a door allows access into :

HALLWAY

With a radiator with thermostat, stairs ascend to first floor , a door allows access into the :

LOUNGE

16'4" x 14'9" (4.98 x 4.52)

With a bay window to the front, coved ceiling, picture rail, central heating radiator with thermostat, feature fireplace surround incorporating a real fire, with tiled inserts and hearth. From the lounge a door allows access into :

INNER HALLWAY

With a pantry cupboard with a window to the rear, a door allowing access into :

DINING ROOM

10'11" x 10'0" (3.35 x 3.07)

With a double glazed window to the rear, wall mounted gas fire, picture rail,

CLOAKROOM

From the inner hallway a door allows access into the cloakroom with a low level WC, wall mounted wash hand basin, radiator, tiled floor, understairs storage cupboard.

KITCHEN

13'3" x 10'11" (4.04 x 3.33)

Door from the inner hall allows access into the kitchen , fitted with a range of base and wall mounted units with worktops over, incorporating a 1 1/2 bowl sink unit with mixer tap over, electric oven, four ring gas hob, space and plumbing for a washing machine, tiled floor, picture rail, central heating radiator, windows to side and rear, door to outside.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

16'9" x 10'11" (5.13 x 3.35)

With a double glazed bay window to the front, picture rail, radiator with thermostat, original fireplace

BEDROOM 2

13'3" x 10'11" (4.06 x 3.35)

With a double glazed window to the rear, radiator, original fireplace, picture rail,

BATHROOM

Fitted with a panelled bath with shower over, pedestal wash

hand basin, low level WC, radiator, cupboard housing the gas central heating boiler, fully tiled walls

BEDROOM 5/STUDY

8'11" x 6'11" (2.72 x 2.13)

With a window to front, picture rail, radiator

BEDROOM 3

11'3" x 11'1" (3.43 x 3.38)

With a double glazed window to the front, radiator with thermostat, picture rail,

BEDROOM 4

10'9" x 10'2" (3.30 x 3.10)

With a double glazed window to the rear, radiator, picture rail,

EXTERNALLY

The property is fronted by a double driveway allowing parking for several vehicles and allowing access to the integral garage. The front has a lawned garden area. At the side of the property there is to the rear garden which is of a good size and mainly laid to lawn with fruit trees and a patio area..

TENURE

We believe the tenure of the property to be Freehold

SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

VIEWINGS

Strictly by appointment with the agents Northwich Office : Telephone 01606 41318

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

LOCATION

Comberbach is an extremely popular village location with local shops catering for everyday needs, a lovely local pub ,a primary school of excellent repute and access to some picturesque countryside walks. The village is particularly convenient for ease of access to Northwich Town Centre where the nearest shopping facilities can be found. The property is also ideal for the commuter as it provides access to the M6/M56 motorway networks Manchester, Chester, and Manchester International Airport.

EPC

65 / 79 D