



Comberbach
Senna Lane



Comberbach, CW9 6BQ

Senna Lane

£525,000



The Property

This substantial detached bungalow sits centrally within its plot and now benefits from full planning permission for a detached four-bedroom family property extending to 2,900 sq. ft. with separate detached annex of 500 sq. ft. (CW-22/03311/FUL). The approved scheme offers fantastic, open plan living accommodation with generous proportions and modern design featuring traditional style. There is also the ability to commit to a smaller scheme of redevelopment or a general scheme of refurbishment depending on the needs of the purchaser.

Located in a sought-after position on the edge of Comberbach village, a short stroll to local shops and Public House whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping tarmac driveway, providing more than ample parking leading to a detached garage and front entrance.

The property sits in an elevated position, centrally to the plot which is mainly laid to lawn, enclosed by mature hedging and trees, enjoying far reaching views over adjoining countryside.

Directions

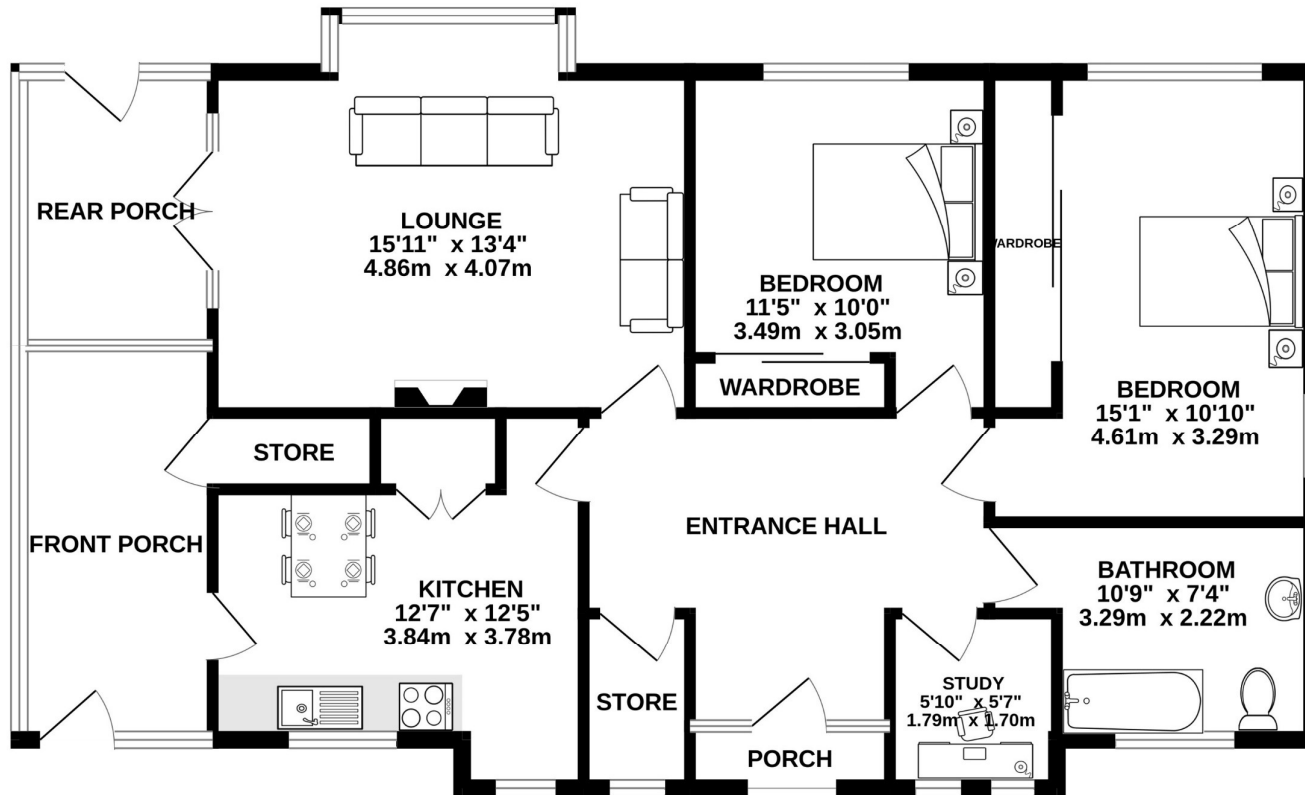
From Knutsford Town Centre proceed along Northwich Road (A5033) to its end and turn right onto the A556. Turn left onto Pickmere Lane (B5391) and take the right turn onto Budworth Road for approx 6 miles. Take the right turn onto Budworth Heath Lane which continues into Warrington Road (A559). Just after passing The Cock O' Budworth public house turn right onto Budworth Lane. Turn right onto Warrington Road and after passing The Spinner & Bergamot public house turn right into Senna Lane.

- A substantial detached property situated in a generous plot
- Fantastic potential to refurbish and/or redevelop
- Planning permission granted
- Located on the edge of Comberbach village, close to amenities
- Private driveway
- Detached garage
- Overlooking open countryside

Postcode – CW9 6BQ
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band E



GROUND FLOOR
1013 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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