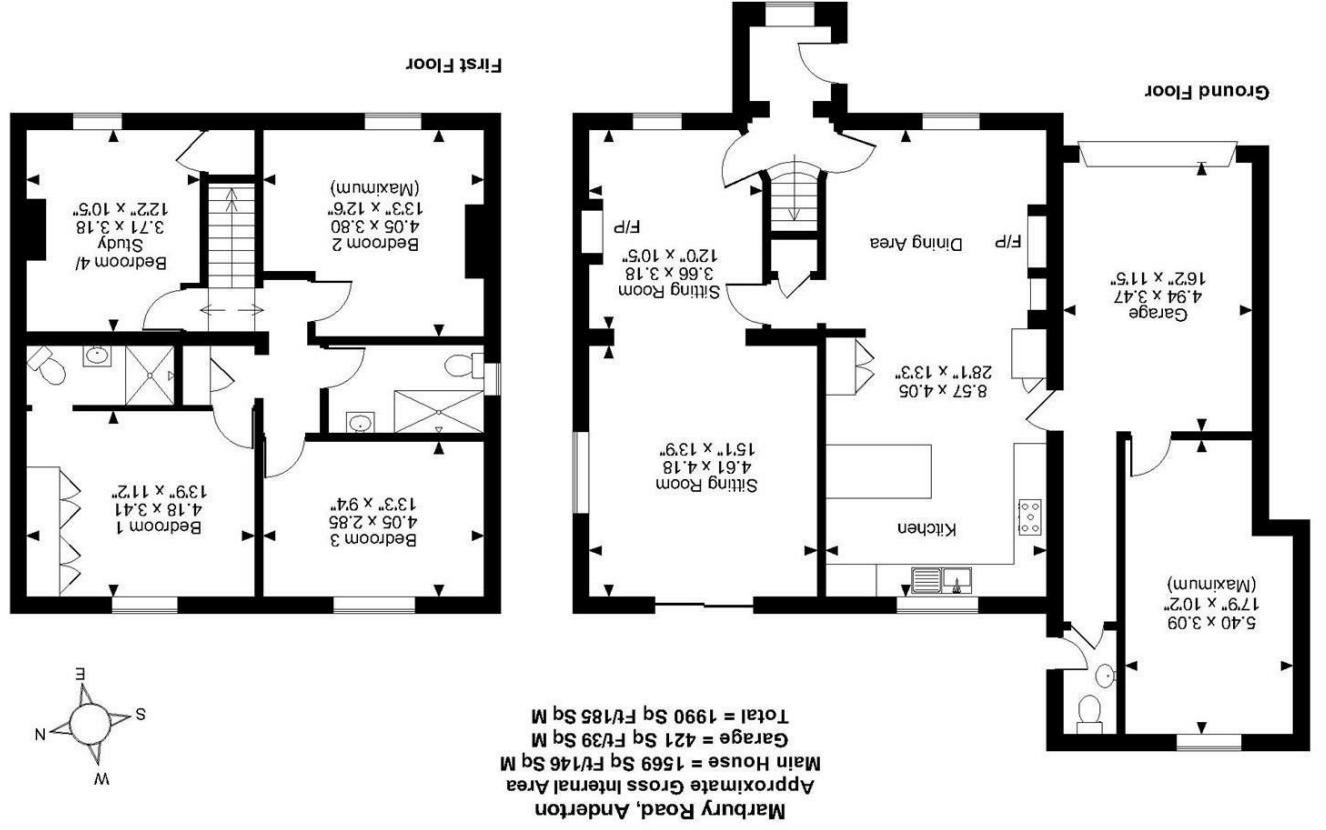
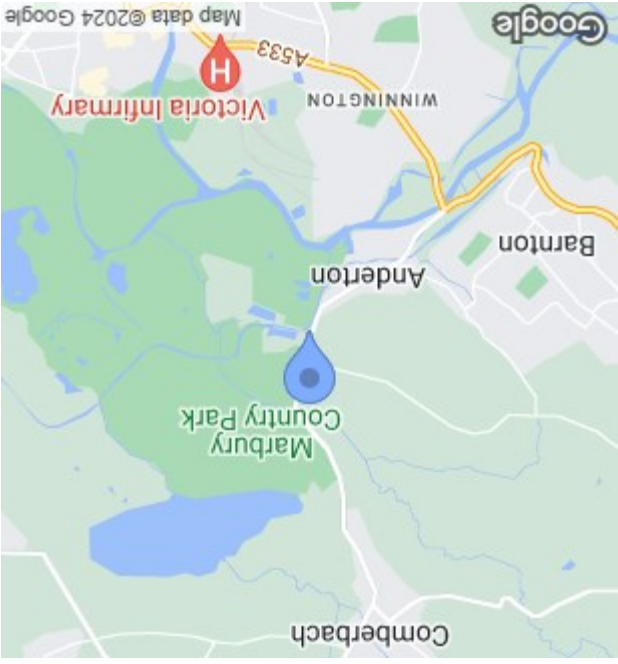


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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England & Wales	
EU Directive 2002/91/EC	
Potential	Current
(92 plus) A	81
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



78 Marbury Road  
Anderton  
Cheshire  
CW9 6AQ

- 4
- 2
- 2

£600,000

Arrive at 78 Marbury Road and choose your parking space, several expand across the wide driveway or alternatively head to the second driveway on the left and park in front of the garage.

Step up to the front door and into the welcoming entrance hallway, where there is convenient storage and a place for you to sit and abandon coats and shoes. The symmetry of this double fronted property is immediately apparent; the open plan kitchen dining room runs the width of the house to the left and the sitting room and snug take the generous space to the right. Wide wooden floorboards lead you into the capacious open plan kitchen dining room, designed with both family dining and entertaining friends in mind, the dining area has room for a substantial dining table and the focal point of the room is the exposed brick fireplace and log burning stove, perfect for those winter evening meals. The kitchen is well laid out with enough Shaker style cupboards and drawers to house all your culinary supplies and finished with granite work tops. A peninsula style island is the perfect place for breakfast or pre-dinner drinks. The honey-coloured wooden floor continues through to the right-hand side of the house where a cosy snug with a log burning stove in an exposed brick setting provides views over Cheshire countryside to the front. A secret hatch in the snug leads down into a discreet wine vault. To the rear, the sitting room widens and has a window overlooking the vegetable garden and sliding patio doors that open out onto the paved terrace, which together flood the room with natural light. Steps down from the kitchen lead you into the garage which provides a utility area and workshop, from here travel towards the rear garden and there is a convenient downstairs w.c with modern white suite.

Take the staircase up through the middle of the house and you will find solid wood doors leading to four substantial and well-balanced double bedrooms, all decorated with soft neutral tones leaving the exceptional views from every window to provide the colour and take centre stage. The main bedroom has a recently re-styled en suite shower room, with a walk-in shower. The main bathroom has also had a recent transformation and has a large walk-in shower complemented with natural stone tiles.

The views from every window of the house are exceptional and the rear garden too, does not disappoint, far reaching views along the Trent and Mersey canal and over into Anderton nature reserve, provide year-round wildlife watching and an ever-changing display of colours. The beautifully landscaped gardens have been a labour of love for the current owners whose skill and attention to detail have provided a thoughtfully designed, low maintenance garden with a variety of areas from which to relax and enjoy the serenity of this tranquil setting. Dine under the substantial Pavilion, the perfect place to BBQ or open air on the tiled stone terrace, take the steps down to the private garden mooring, ideal for the canal boat enthusiast or to just sit by the water's edge. Finally, continue around the side of the house where you will find an established well-tended vegetable garden, greenhouse and mature fruit canes with a path in-between leading the way to a peacefully positioned Summer House, the perfect place to sneak away with a good book.

