



**GASCOIGNE  
HALMAN**

NEW ROAD, ANDERTON

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THE AREAS LEADING ESTATE AGENT

A well-presented and extended end-terrace cottage offering two double bedrooms, two bathrooms, and charming character features throughout.

This handsome home features two bright and spacious reception rooms, each with a fireplace and a log burner caters perfectly for cosy evenings. A recently updated fitted kitchen opens into a versatile breakfast room with access into the enclosed rear garden, with convenient parking beyond with EV charger.

Upstairs, the principal bedroom boasts stylish fitted wardrobes and a luxurious en-suite bathroom with a freestanding bath and walk-in shower. The second double bedroom is served by a well-appointed en suite shower room. The property also benefits from impressive open views to the front across rolling fields, and a fully replaced slate roof approximately eight years ago provides further peace of mind.

Situated within the sought-after Marbury Parish Council area, Anderton offers a wonderful semi-rural lifestyle within walking distance of the world-famous Anderton Boat Lift and Marbury Country Park - perfect for walkers, riders, cyclists, and nature lovers alike. Enjoy a drink by the canal at the popular Stanley Arms or reach Northwich town centre in around 5 minutes by car for a wide range of shops and amenities.

For sailing enthusiasts, Budworth Mere Sailing Club lies just a mile away, offering activities for all levels, while nearby Arley Hall boasts some of Europe's finest historic gardens.

#### DIRECTIONS

SAT NAV: CW9 6AE

#### LOCATION

Located in the Marbury Parish Council, the popular village of Anderton falls within walking distance of the world famous Anderton Boat Lift, Peaceful canal-side walks and Marbury Country Park. Approximately 5 minutes away in a car is Northwich an old market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near to the A49, A556 and just ten minutes from junction 10 onto the M56 to Chester, North Wales and Manchester. In terms of railway stations there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via Hartford and Acton Bridge. Crewe railway station, with direct connection to London, is around thirty minutes' drive away. The site is also within 30-40 minutes' drive of Liverpool and Manchester International Airports.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: B

#### ENERGY PERFORMANCE RATING

D

#### VIEWINGS

Viewing strictly by appointment through the Agents.

#### KNUTSFORD OFFICE

01565 750 900

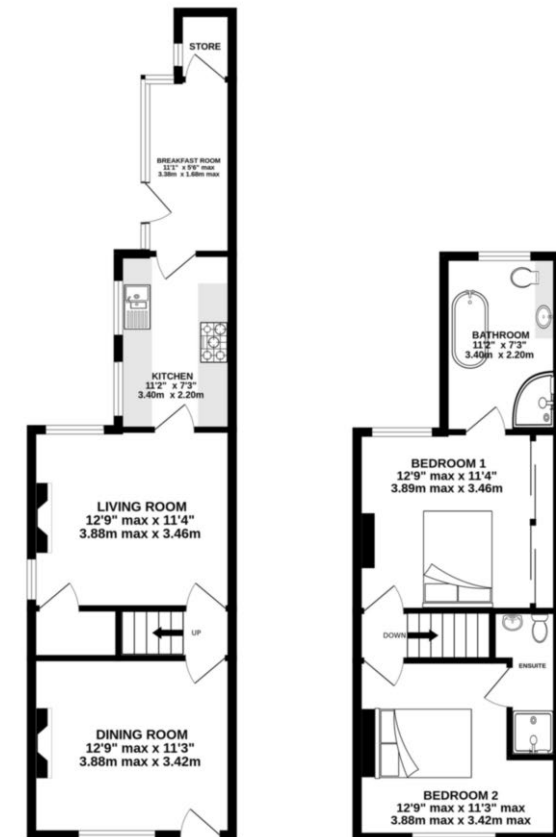
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**GASCOIGNE  
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GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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