



**GASCOIGNE
HALMAN**

OLD ROAD, ANDERTON, NORTHWICH

THE AREAS LEADING ESTATE AGENT

An attractive and beautifully presented character semi-detached home, featuring a twin driveway and a well-tended rear garden with generous entertaining deck.

This charming property falls within walking distance of delightful canal-side walks, whilst offering a perfect blend of style, comfort, and practicality to suit the needs of a variety of potential buyers. Accommodation briefly comprises; welcoming entrance hall, well-appointed downstairs W.C., and a well-presented formal living room with attractive log burner - ideal for cosy evenings. A generous sized dining area is complemented by an exposed brick chimney breast, perfectly suited for the addition of a second log burner, while the fitted kitchen enjoys pleasant views over the rear garden and completes the ground floor.

To the first floor, a fully boarded loft space offers excellent storage and is accessed via a fold-down ladder. There are two impressive double bedrooms; the second bedroom benefits from an en-suite shower room, while the principal bedroom enjoys a recently updated bathroom featuring a free-standing bath and a double walk-in shower.

Externally, the front of the property features a block-paved twin driveway. A pathway leads to a secure side gate providing access to the rear, where a covered area off the kitchen offers ideal wood storage and a dry space for coats, hats, and boots. The attractive rear garden features a well-maintained lawn, mature borders, a brick-built outhouse, and a raised deck - perfect for outdoor relaxation and entertaining.

Located within the sought-after Marbury Parish Council area, Anderton provides a delightful semi-rural lifestyle within walking distance of the world-famous Anderton Boat Lift and Marbury Country Park - a haven for walkers, cyclists, and nature lovers alike. Enjoy a canal-side drink at the popular Stanley Arms or reach Northwich town centre in just five minutes by car for a wide range of shops and amenities.

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

DIRECTIONS

Sat Nav : CW9 6AG

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 & 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

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

LOCAL AUTHORITY

Cheshire West and Cheshire Council tax band C

ENERGY PERFORMANCE CERTIFICATE

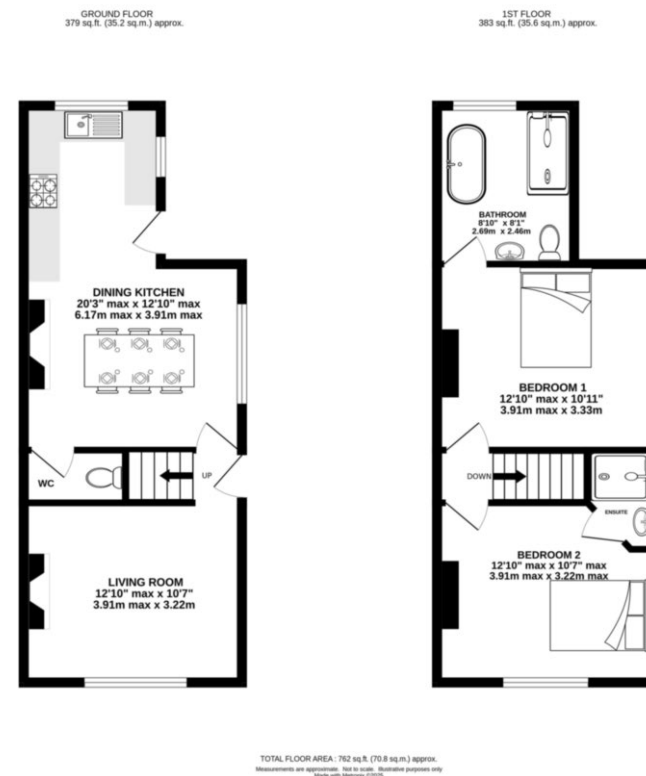
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TOTAL FLOOR AREA

762 SQ FT

VIEWINGS

Viewing strictly by appointment through the Agents.



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