







16 The Avenue

Comberbach, Northwich

Charming 3-bed village home in Comberbach. Lounge with log burner, open-plan living, kitchen, dining area with bi-folding doors to landscaped garden. Three generous bedrooms, stylish family bathroom. Gated driveway, EV charging point, garden office, workshop. Tranquil setting near Marbury Park & country pubs. No onward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

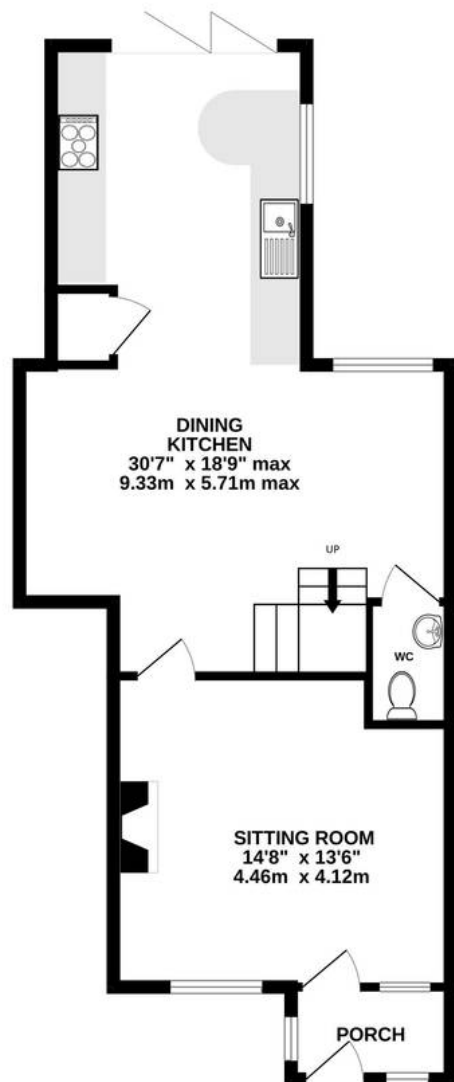
- A beautifully presented and extended country cottage
- A cosy lounge with log burning stove and a superb open plan living kitchen/diner
- Three good-sized bedrooms, including two spacious doubles
- Modern four piece bathroom and a downstairs WC
- Gated driveway with EV charging point and a beautifully landscaped rear garden
- Superb garden office and separate workshop, both with a power supply
- Under a mile from Marbury Country Park and a short distance from several lovely pubs
- No onward vendor chain



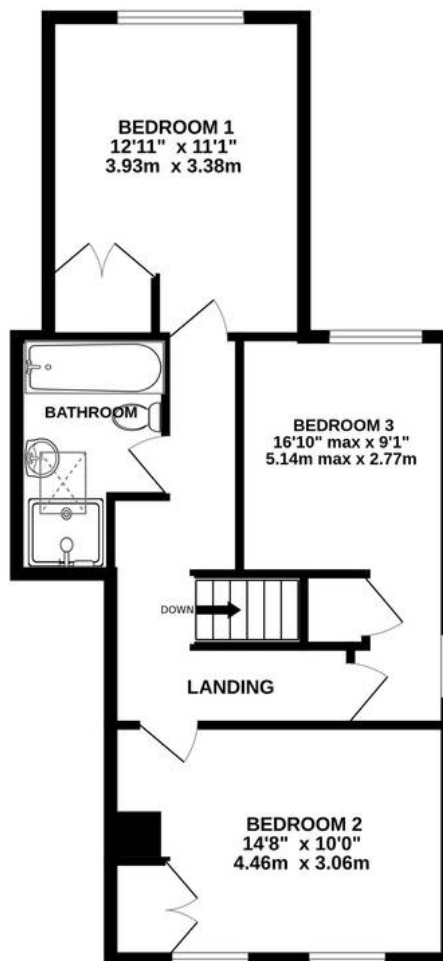




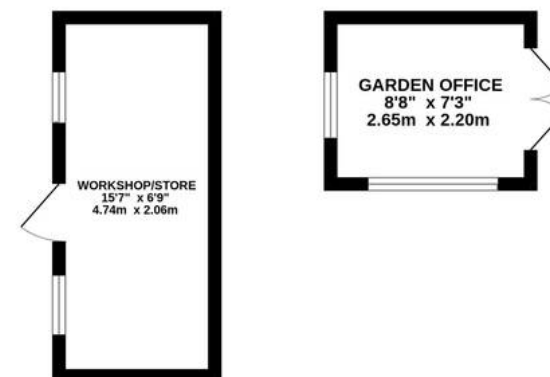
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



OUTBUILDINGS
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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