



Lower Green, The Avenue | Comberbach | CW9 6HT

EDWARD  
**mellor**





## Features

- WITH NO FORWARD CHAIN
- A detached bungalow with 2 bedrooms
- Upgraded kitchen and bathroom
- Garage and excellent off road parking
- Stands in a mature plot of 0.18 of an acre

Built in 1970 and to be sold for the first time in its history, this is a detached bungalow which can be purchased with the benefit of no ongoing chain. The property stands in a generous mature plot of 0.18 acre and has a garage together with a driveway

providing ample off road parking. With gas central and PVCu double glazed windows, the accommodation will require a cosmetic programme of improvement and begins with an entrance porch, entrance hall with storage, spacious lounge/diner

enjoying a triple aspect, attractive five year old fitted kitchen with integrated oven and hob, two bedrooms and a bathroom also refurbished 5 years ago.





The property commands a splendid position and belongs to the desirable village of Comberbach. Often described as a village with a thriving community spirit, there are several amenities to include a convenience store, excellent memorial hall with bowling club, children's play area with green space, highly rated nursery/primary school and reputable public house. Notably the area is surrounded by beautiful open countryside and just a short walk away is the delightful Marbury Country Park connecting to Anderton Nature Reserve which is home to the historic boat lift. At the same time this is an excellent commuter base as the M56 motorway is just 4.5 miles away and leads to several major commercial centres in the north west. Northwich town centre is 4 miles away and Stockton Heath 6.4 miles.

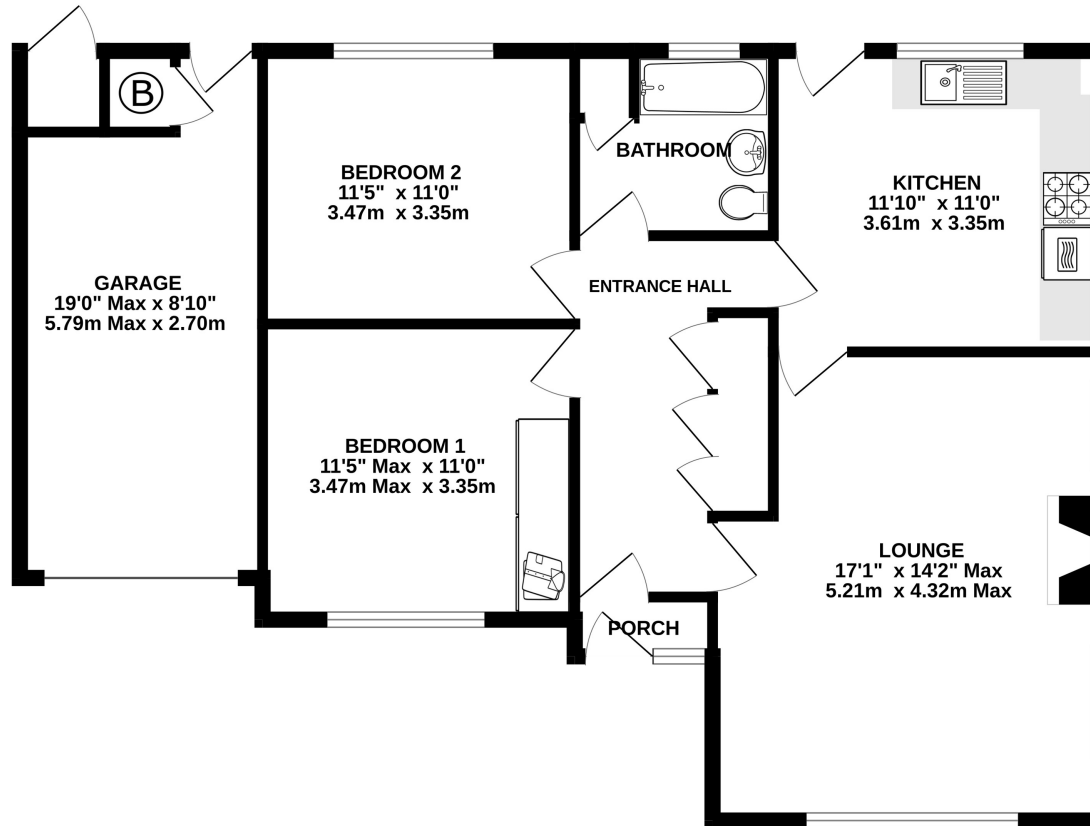
**SERVICES :** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band E- Energy Efficient Rating D



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

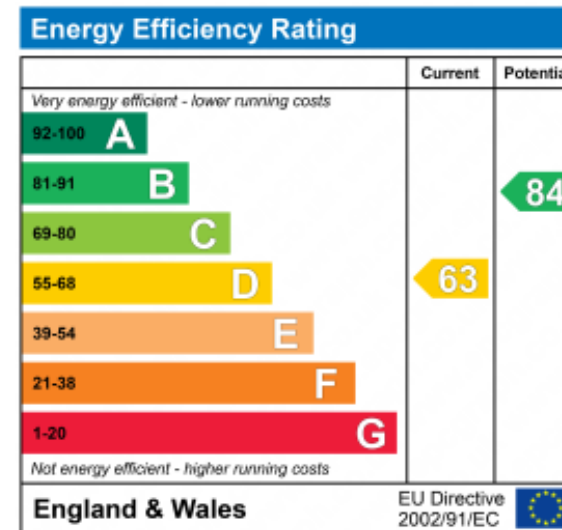
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*