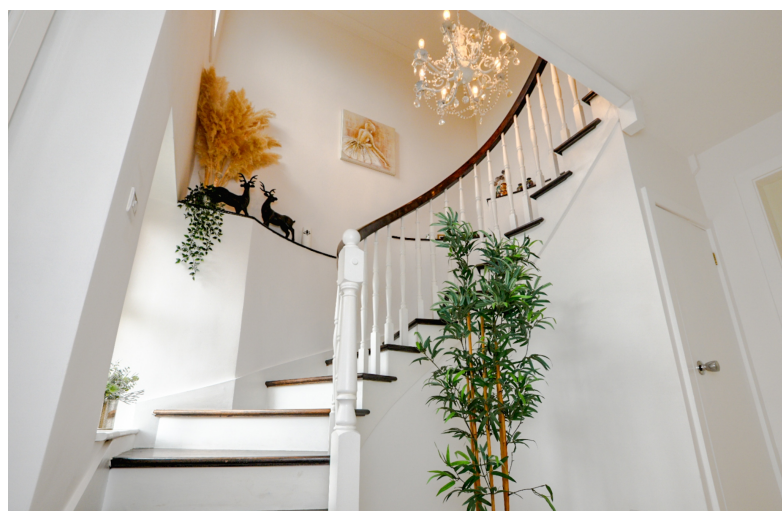




Chapel Close | Comberbach | CW9 6BA

EDWARD
mellor



Features

- Individually designed detached family home
- With an extended and versatile layout
- 3 reception rooms and spacious kitchen/diner
- 4 bedrooms and impressive bathroom
- Large garage, excellent parking and gardens

To be sold for the first time since 1978, this is a unique and distinctive detached home which has a thoughtfully extended two storey and single storey side extension built around 2004. This has superbly enhanced the space available which is exceptional for a growing family. With gas central heating having a serviced

combi boiler installed 2017 and PVCU double glazing. With beautifully presented and adaptable accommodation, starting with a stunning entrance hall featuring a lovely semi circular staircase, generous lounge with the focal point of a multi fuel stove, study/playroom, dining room with double doors opening

to a superb fitted kitchen with dining area, utility room and cloakroom. On the first floor there is a 17ft master bedroom, three more bedrooms of good size and an upgraded bathroom with separate shower. Outside with a large 20ft x 11ft garage with remote controlled door, excellent driveway and secluded rear gardens.



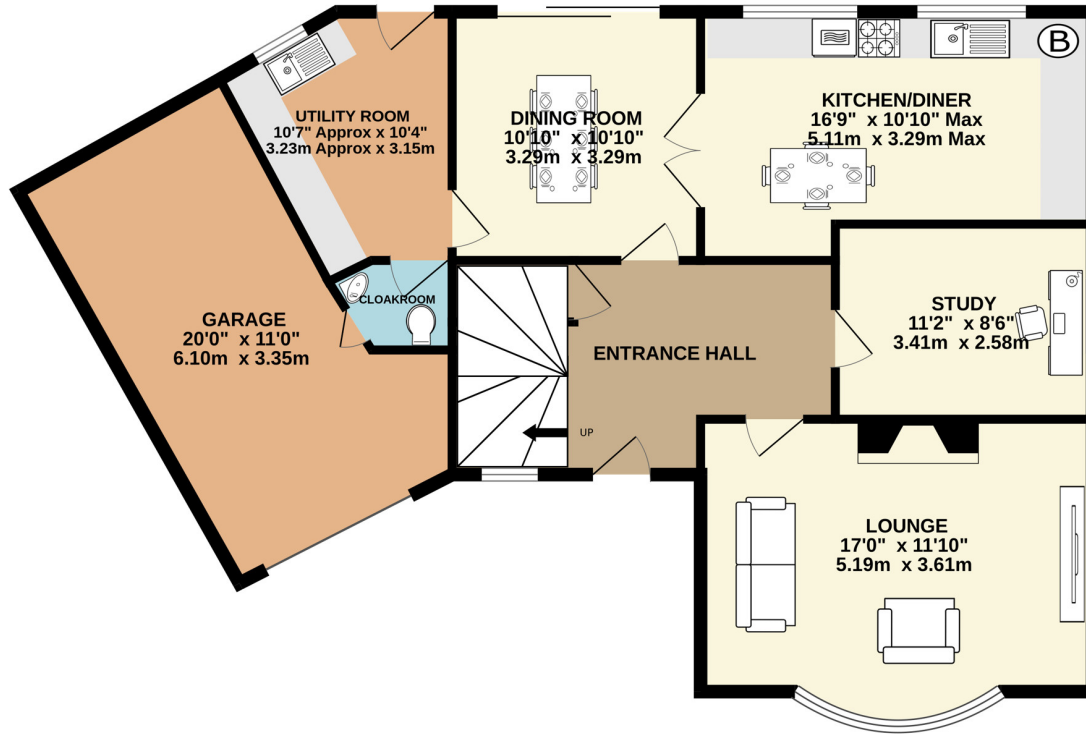
The property commands a splendid position within a quiet cul de sac and is part of the desirable village of Comberbach. Often described as a village with a thriving community spirit, there are several amenities nearby including a convenience store, excellent memorial hall with bowling club, children's 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 7 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 TBC

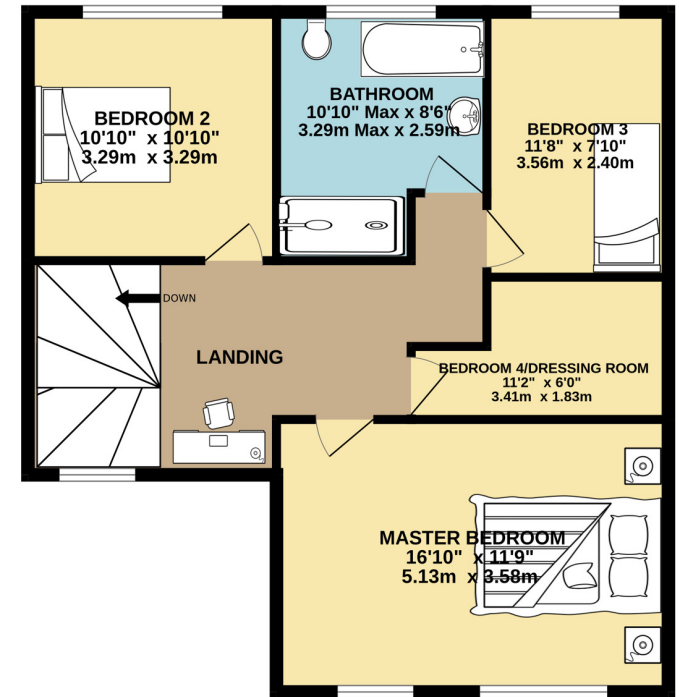
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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Important Information

- Council Tax Band: D
- 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.