



Ollershaw Lane | Marston | CW9 6ES

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- A charming 2 bed character cottage
- Gas central heating & PVCu double glazed
- Off road parking and cottage garden
- In a fabulous semi rural location

This is a traditional end of terrace cottage in the small and much favoured village of Marston. Within a short walk there is access to the reputable Salt Barge public house and the impressive Lion Salt Works museum. With gas central heating and

PVCu double glazing, the accommodation which offers some scope for further improvement comprises lounge, kitchen with integrated oven and hob and a fully tiled shower room. On the first floor there are two bedrooms. Externally

there is excellent off road parking and a fully enclosed cottage garden to the rear which has a lovely open aspect adjoining a butterfly garden to the Lion Salt Works.



This is a perfect location for buyers seeking a semi rural lifestyle. Beautiful local landmarks nearby include Marbury Country Park connecting to Anderton nature reserve with the historic boat lift, Arley Hall and gardens and is a 10 minute walk to the historic village of Great Bedworth with it's renowned pub. Equally this area is ideal for the business traveller as the nearest M56 motorway junction is 5.5 miles away and the M6 motorway just 4 miles away giving access to many major commercial centres throughout the North West, eg Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Geographically the area is well placed between the towns of Northwich 3 miles and Knutsford 7 miles, both of which offer comprehensive shopping and leisure facilities.

SERVICES: All main services are connected. **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 A- Energy Efficiency Rating Band D

Not to Scale - For Identification Purposes Only

The floor plan shows a rectangular layout. At the top is the **SHOWER ROOM** containing a bathtub, toilet, and sink. To its right is a **PORCH**. Below the shower room is a staircase with an arrow pointing left and the word **UP** next to it. To the right of the staircase is the **KITCHEN**, which includes a sink, a stove with four burners, and an oven. The bottom half of the plan is the **LOUNGE**. The plan also shows several windows and a door leading out from the lounge area.

SHOWER ROOM

PORCH

KITCHEN
11'8" Max x 9'2"
3.56m Max x 2.79m

LOUNGE
14'8" x 11'8" Max
4.47m x 3.56m Max

The floor plan shows a rectangular layout. On the left side, there is a staircase with an arrow pointing upwards and the word "DOWN" below it. To the right of the staircase is a large rectangular area labeled "BEDROOM 2" with dimensions "12'0\" x 8'10\" Max" and "3.66m x 2.69m Max". To the right of Bedroom 2 is a smaller rectangular area labeled "BEDROOM 1" with dimensions "11'10\" Max x 11'6\" and "3.61m Max x 3.50m". There are two black rectangular shapes on the right side of the plan, one above and one below Bedroom 1. The walls are represented by thick black lines.

BEDROOM 2
12'0" x 8'10" Max
3.66m x 2.69m Max

DOWN

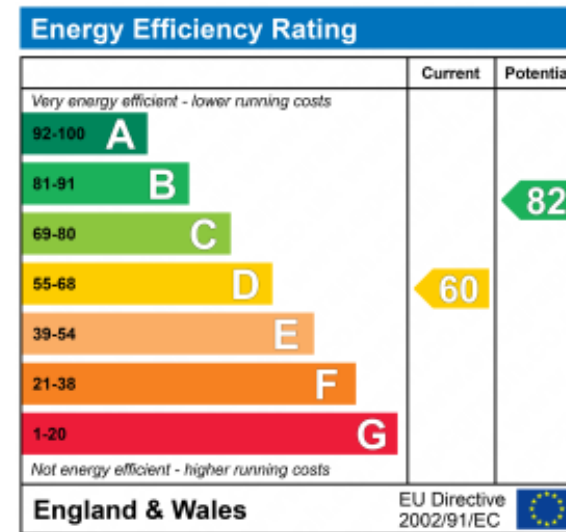
BEDROOM 1
11'10" Max x 11'6"
3.61m Max x 3.50m

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

- Tenure:Freehold

EPC Rating



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