



Ollershaw Lane | Marston | CW9 6ES

EDWARD  
mellor



## Features

- A superbly renovated end of terrace cottage
- With a stand out feature rear garden
- Gas central heating & PVCu double glazed
- Upgraded fitted kitchen and shower room
- Two double bedrooms

A CHAIN FREE PURCHASE - We welcome to the market, this traditional end terrace cottage of considerable character which has been beautifully modernised in recent times. With gas central heating and PVCu double glazing, the spacious accommodation

comprises lounge/diner with central staircase through to a fitted kitchen with integrated oven and hob. A rear porch and upgraded shower room with fixed rainhead completes the ground floor. To the first floor there are two excellent double bedrooms. There is a

driveway to the front giving off road parking. Any buyer looking for a large garden, will enjoy the size of this fully enclosed and mature space which has a sunny orientation.



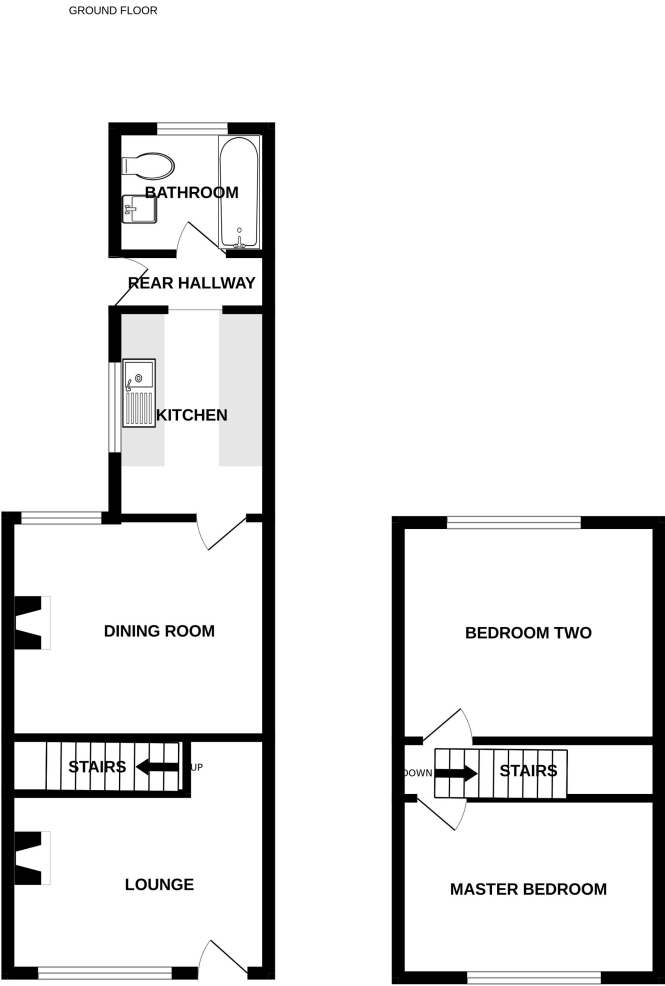
This is a perfect location for buyers seeking a semi rural lifestyle. Ideal for walkers and cyclists, there are beautiful local landmarks inside a 5 minute walk to Neumanns and Ashton Flash Nature Reserve connecting to the Northwich woodlands and Marbury Country Park and Anderton Nature Reserve with the historic boat lift, The quintessential village of Great Budworth is just 2 miles away. 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 B- Energy Efficiency Rating Band D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



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: B
- Tenure:Freehold

## EPC Rating

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