



Coach Road Farm
Clay Lane, Marton, CW7 2QQ

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Offers Over - £500,000

Rostons are delighted to offer for sale Coach Road Farm, situated off Clay Lane in Marton, a popular village within the parish of Whitegate and Marton in the county of Cheshire. Enjoying a rural location surrounded by open countryside.

The property offers well appointed accommodation throughout and briefly comprises, entrance hall, lounge, plus sun lounge and formal dining room, fitted kitchen, study, utility and ground floor W.C. to the first floor there is a landing, 3 bedrooms and a contemporary 3-piece bathroom.

Externally the property is set on a good sized plot extending to approximately 0.25 acres, looking on to neighbouring fields. Set back from the road with extensive off-road parking, lawned gardens to side and rear and paved patio. Potential purchasers may note the property is sold with no ongoing chain.

LOCATION

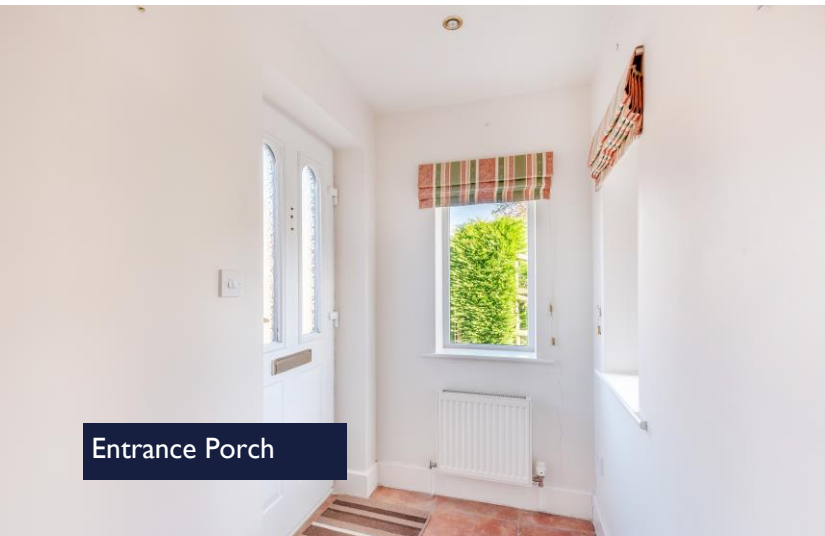
Marton village is a sort after area of Cheshire West, located near to both Winsford and Northwich town centres, offering comprehensive shopping facilities, plus the nearby village or including Tarporley offering a selection of convenience stores, boutiques plus popular pubs and restaurants. On an educational front there are noted primary schools including Whitegate CofE primary school, Sandiway primary school an Cuddington primary school, plus secondary schools in both Tarporley and Weaverham and private education at Kings and Queens, Chester and Abbeygate college.

The area is also located with excellent commuter links servicing major commercial centres of the northwest via M56 and M6 motorways with both Manchester International Airport and Liverpool John Lennon Airport within 1 hour by car.





Sun Lounge



Entrance Porch



Entrance Hall



Lounge

**ACCOMMODATION
ENTRANCE PORCH**

Double glazed door and 2 double glazed windows, tile flooring, radiator.

ENTRANCE HALL

Stairs to the first floor landing, radiator, double glazed window, closed cupboard.

LOUNGE

3 double glazed windows, stone fireplace with inset electric fire, 2 radiators, double doors through to the sun lounge.

SUN LOUNGE

Double glazed windows looking out onto neighbouring fields plus double French doors leading out to the patio, 2 radiators.



Kitchen

DINING ROOM

Double glazed window to rear again looking out on to the neighbouring fields, cast iron dual fuel burner set on a raised hearth, stone surround and mantle, radiator, pantry storage cupboard.

KITCHEN

Fitted with a range of wall, base and drawer units, single drainer 1 ½ bowl sink unit with mixer tap over, electric point for a cooker, extractor unit above, plug in point for a dish washer, tile splash backs, radiator, 3 double glazed windows.

OFFICE

Double glazed window to front, radiator, tile flooring, double glazed door to front.

UTILITY

Wall, base and drawer units, single drainer sink unit with a mixer tap over, plumbing point for a washing machine, tile flooring, tile splash backs, radiator, coat hooks, double glazed window.

W.C.

W.C. and oil fired central heating boiler, tile flooring, part tile walls, double glazed window.



Dining Room



Office

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM 1

2 double glazed windows to side and rear with views on to neighbouring fields, 2 built in wardrobes, radiator.

BEDROOM 2

2 Double glazed windows, radiator, built in wardrobes, one with fitted shelving.

BEDROOM 3

Double glazed window, radiator.

BATHROOM

3-piece suite comprising a panel Whirlpool bath with shower screen, main shower over, W.C. and wash hand basin, radiator and heated towel rail. Airing cupboard housing hot water cylinder, tile walls, vanity cupboard, double glazed window.





Garden



Patio



Garden

OUTSIDE

The property is set back from the road having gate access to a double driveway providing ample off road parking, flanked by hedging and timber fencing plus the convenience of a storage shed. There are lawned gardens to both side and rear, raised flagged patio area, bin store and oil tank. Post and rail fencing to boundary, enjoying views on to neighbouring fields.

APPROXIMATE DISTANCES

Cuddington train station – 3 Miles
Hartford train station – 3 Miles
Greenbank station – 4 miles
Liverpool Airport – 23 miles
Manchester Airport – 26 miles

DIRECTIONS

Sat Nav – CW7 2QQ

What3words -
///alongside.surfacing.yappy

SERVICES

Mains electric and water, oil central heating and septic tank drainage.

COUNCIL TAX

E

EPC

E

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

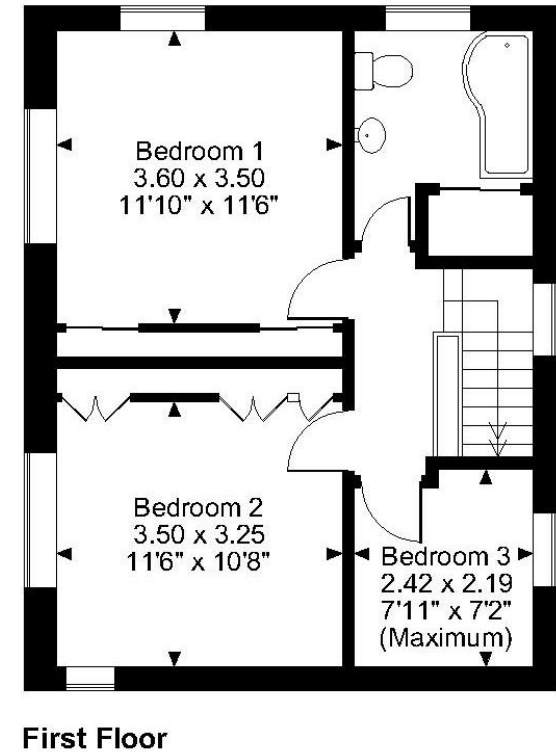
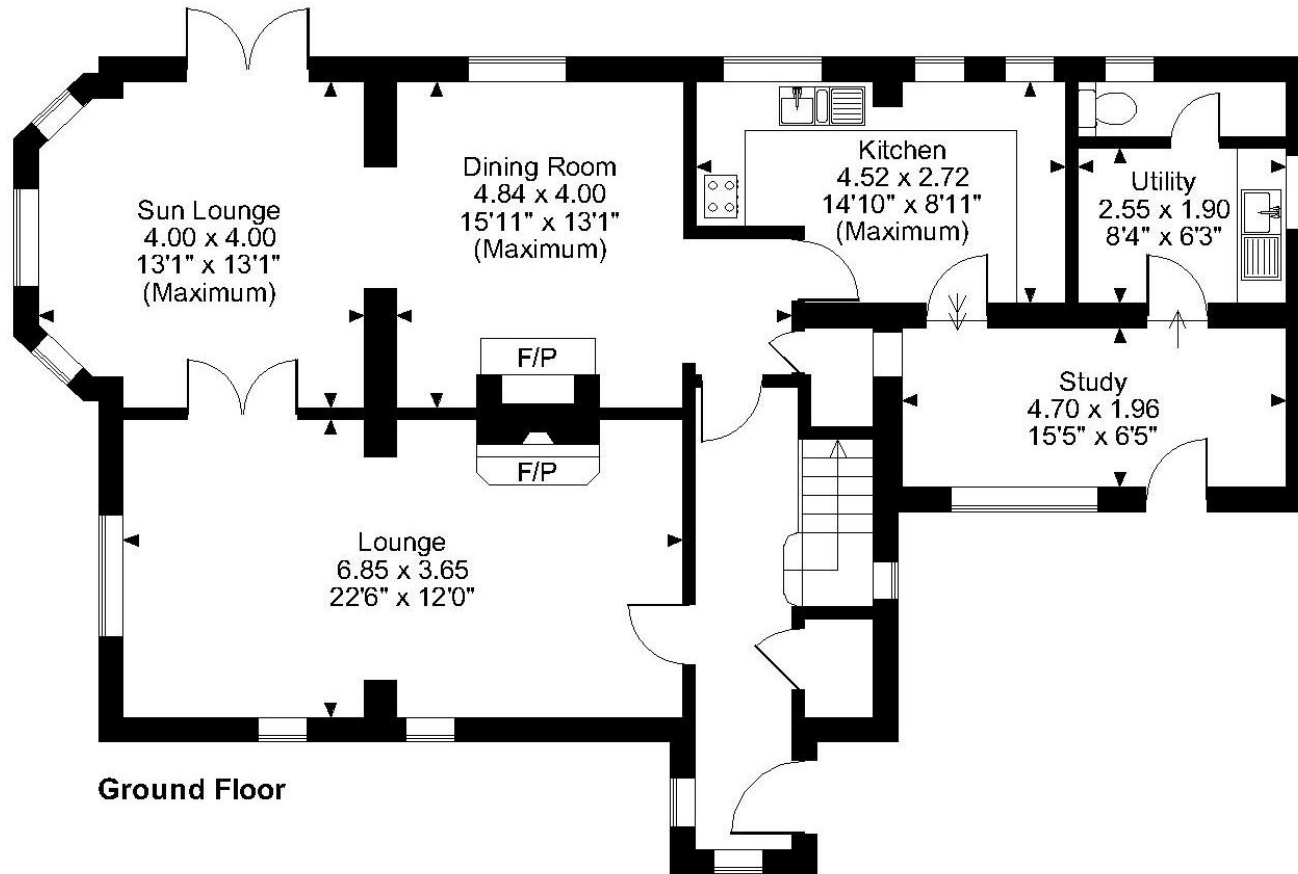
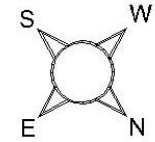
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Coach Road Farm, ClayLane Marton, Winsford
Approximate Gross Internal Area
1575 Sq Ft/146 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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