



VINCENT JAMES
ESTATE AGENTS

114 MARBURY ROAD, ANDERTON,
NORTHWICH, CW9 6AP

£375,000



Vincent James Estate Agents are proud to bring this beautifully modernised and extended 3-bedroom semi-detached home to the market, perfect for families and professionals alike. Boasting a spacious layout, the property offers a welcoming hallway, a stylish lounge, and a modern breakfast kitchen leading to a separate dining room—ideal for entertaining and family meals.

Upstairs, there are three well-proportioned bedrooms, including a luxurious master bedroom with its own en-suite. A contemporary family bathroom completes the first floor.

Outside, you'll find a generous driveway providing ample parking, as well as a beautifully maintained rear garden featuring an outbuilding—perfect for storage, a workshop, or a home office.

Located within easy reach of Marbury Park and the historic Anderton Boat Lift, this property benefits from excellent travel links, making it the ideal home for those seeking both convenience and countryside charm.

Don't miss out on this fantastic opportunity—schedule your viewing today!

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Entrance Hallway



The entrance hallway welcomes you with elegant bespoke wood panelling along the staircase, adding a touch of character and craftsmanship. The space is filled with natural light, thanks to the front entrance door framed by stylish frosted glazing. The hallway boasts feature tiled flooring and a sleek wall-mounted radiator, seamlessly blending style and functionality. From here, you have convenient access to both the lounge and the breakfast kitchen, setting the tone for the rest of the home's modern and inviting atmosphere.

Lounge



The lounge is the heart of the home, offering a warm and inviting space with soft carpeting underfoot for comfort. A charming feature fireplace with a wood-burning stove creates the perfect focal point, ideal for cozy evenings. Natural light pours in through the stunning double glazed stained glass bay windows, which enhance the room's character and offer a beautiful view of the front elevation. The room is finished with a stylish ceiling light and a discreet wall-mounted radiator, creating a balanced blend of warmth and elegance.

Breakfast Kitchen



The breakfast kitchen is a beautifully designed space, fitted with a comprehensive range of wall, drawer, and base units topped with sleek work surfaces, offering both style and practicality. The kitchen flows effortlessly, providing access to the dining room, utility area, downstairs WC, and an external access door to the side elevation.

A high-spec double oven with a 5-ring gas hob and hood above is set into the modern design, complemented by bespoke wooden flooring and part-tiled walls. The inset sink with a mixer tap and drainer sits beneath a large double-glazed window overlooking the rear garden, bathing the space in natural light. Overhead, inset spotlights illuminate the room, creating a bright and welcoming environment.

Complete with an integral dishwasher and ample space for an American-style fridge freezer, this kitchen is designed for modern living. The added luxury of a wall-mounted vertical radiator, a pantry cupboard, and a convenient breakfast bar make this space the perfect hub for family life and casual dining.

Utility Space

A convenient and versatile room, providing space for a washing machine and tumble dryer. There is also a double glazed frosted window to the side elevation.

Dining Room



The dining room is a bright and welcoming space, featuring bespoke wooden flooring that adds warmth and character. French doors open to the rear garden, allowing natural light to flood the room, creating an airy and inviting atmosphere for both family meals and entertaining. A sleek wall-mounted radiator ensures the space remains cozy and comfortable throughout the year, making this the perfect spot for dining and socializing.

Downstairs WC



The downstairs WC is both stylish and practical, featuring a modern low-level WC and a sleek hand wash basin with tasteful splashback tiling. Thoughtfully designed, the space also includes hollowed coving, offering convenient additional storage, making the most of this compact yet functional area.

Landing



Providing an access point to all bedrooms and the family bathroom. There is a double glazed window to the side elevation.

Master Suite



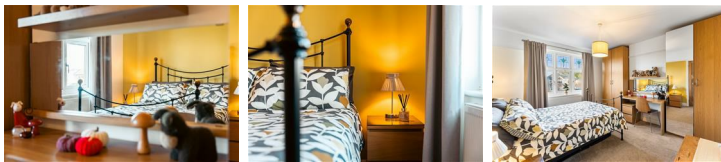
The master suite is undoubtedly one of the most impressive rooms in the home, exuding elegance and functionality. It features bespoke inset storage options and a designated dressing area, providing a perfect blend of style and practicality. The thoughtfully designed space leads to a private en-suite, enhancing your daily routine. A large double-glazed window overlooks the rear elevation, allowing natural light to flood the room and creating a serene ambiance. A discreet wall-mounted radiator ensures comfort throughout the seasons, making this suite a tranquil retreat within your home.

En-Suite



The en-suite is a stunning oasis that exudes a true sense of luxury. Adorned with emerald green tiling on the walls, this space offers a striking backdrop that elevates your shower experience to a whole new level. A stylish hand wash basin is elegantly integrated within a dark oak vanity unit, complemented by ambient lighting that adds a warm glow. The en-suite features a spacious walk-in shower, perfect for a refreshing start to your day. Enjoy the comfort of underfloor heating and the convenience of a low-level WC, while inset spotlights provide illumination, enhancing the overall sophistication of this remarkable space.

Bedroom Two



Bedroom Two is a spacious and inviting retreat, featuring a large double-glazed window that fills the room with natural light and offers a pleasant view of the front elevation. Soft carpeting underfoot adds warmth and comfort, making it an ideal space for relaxation. This room provides ample space for wardrobes, allowing for convenient storage solutions while maintaining an open and airy feel. A wall-mounted radiator ensures comfort throughout the year, making this bedroom a welcoming haven for family or guests.

Bedroom Three



Bedroom Three is a versatile space that effortlessly doubles as an office, catering to both work and relaxation. A generous double-glazed window overlooks the rear elevation, flooding the room with natural light and creating a bright, uplifting atmosphere. The soft carpet underfoot adds comfort, while inset spotlights

provide focused lighting, perfect for productive work sessions or cozy evenings. A wall-mounted radiator ensures a warm and inviting environment, making this room an ideal sanctuary for productivity or restful sleep.

Family Bathroom



The family bathroom is a stylish sanctuary designed for both comfort and functionality. Enjoy the luxury of underfloor heating, ensuring warmth underfoot throughout the year. Beautiful frosted windows adorned with elegant stained glass designs provide privacy while allowing natural light to filter in. The space features chic tiled flooring and panelled walls, creating a contemporary and cohesive look.

Relax in the panelled bathtub equipped with modern overhead shower options, while a low-level WC and a sleek hand wash basin set within a practical vanity unit complete the ensemble. A heated towel rail adds a touch of luxury, and inset spotlights illuminate the room beautifully. Additionally, a convenient storage cupboard ensures that everything you need is easily accessible, making this bathroom both a serene retreat and a practical space for family living.

Externally



The exterior of the property is equally impressive, starting with a spacious driveway that offers ample parking for multiple vehicles, ensuring convenience for you and your guests. Gated side access leads to the rear garden, providing an easy transition from front to back.

In the rear garden, you'll find a versatile outbuilding equipped with both power and lighting, perfect for use as a home office, studio, or additional storage. The garden itself is beautifully lawned, creating a lush and inviting atmosphere, all securely surrounded by fencing for added privacy.

A charming wooden decking area offers the perfect spot for outdoor entertaining, complemented by a paved walkway that guides you to a lovely seating area—ideal for enjoying al fresco dining or simply relaxing in the sun. This outdoor space is designed for both relaxation and

recreation, making it an inviting retreat for family gatherings or quiet evenings.

Surrounding Area



Anderton is a charming village that perfectly combines rural tranquility with modern convenience. Nestled near the picturesque River Weaver, residents can enjoy scenic walks and outdoor activities, with Marbury Park just a stone's throw away, offering beautiful landscapes and recreational opportunities. The village boasts a selection of local amenities, including shops, cafes, and highly regarded schools, catering to families and individuals alike. For those who appreciate history, the iconic Anderton Boat Lift is nearby, providing a unique glimpse into the region's industrial heritage. Anderton benefits from excellent travel links, with easy access to major road networks and nearby towns, making it an ideal location for commuters and those seeking a peaceful yet well-connected lifestyle.

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

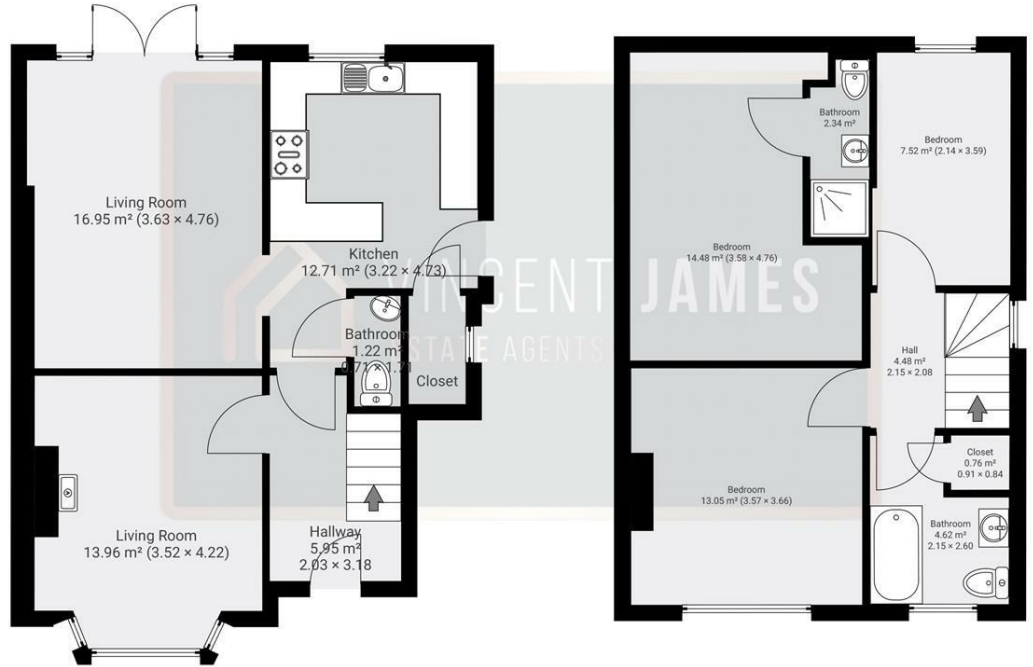


114 Marbury Road,
Anderton

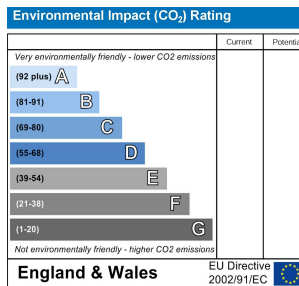
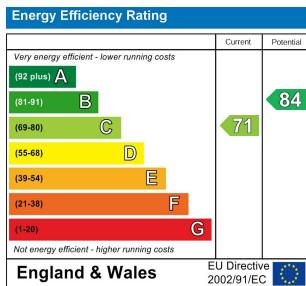
DETAILS
Total area: 99.44 m²
Living area: 99.44 m²
Floors: 2
Rooms: 13

▼ **Ground Floor** TOTAL AREA: 52.22 m² · LIVING AREA: 52.22 m² · ROOMS: 6

▼ **1st Floor** TOTAL AREA: 47.22 m² · LIVING AREA: 47.22 m² · ROOMS: 7



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