



109 MARBURY ROAD, ANDERTON,
NORTHWICH, CW9 6AQ

£325,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this spacious SEMI DETACHED HOME located within the village of ANDERTON and within walking distance of Marbury Country Park and Anderton Boat Lift. The accommodation includes: Hallway, Lounge / Diner and Kitchen to the ground floor, to the first floor there are THREE BEDROOMS and bathroom. Externally there are beautifully landscaped gardens to the front and rear and rear elevation and off road parking for multiple vehicles.

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Entrance Hallway

Accessed via front entrance door. Double glazed window to the front entrance door. Stairs to first floor. Storage Cupboard.



Lounge / Diner

Double glazed window to the front elevation. Double glazed sliding doors to the rear elevation. Radiator.



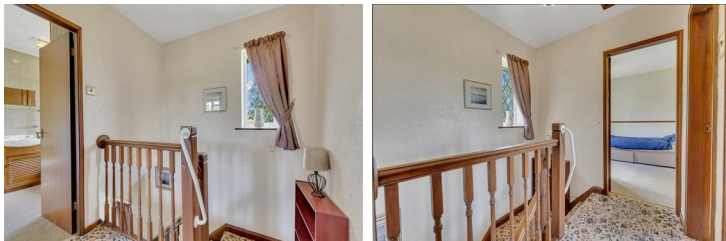
Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset Sink. Space for Washing Machine, Fridge & Freezer. Double glazed window to the side elevation. Radiator. Access door to the rear elevation.



Landing

Double glazed window to the front elevation. Loft access. Doors to Bedrooms & Bathroom.



Master Bedroom

Double glazed window to the rear elevation. Radiator.



Bedroom Two

Double glazed window to the rear elevation. Radiator.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin and bath with shower above. Double glazed window to the front elevation.



Externally - Front

Off road parking for multiple cars. Lawned garden. Mature Planting.



Externally - Rear

Paved patio leading to lawned garden. Mature planting. Storage sheds and greenhouse.



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: C

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.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



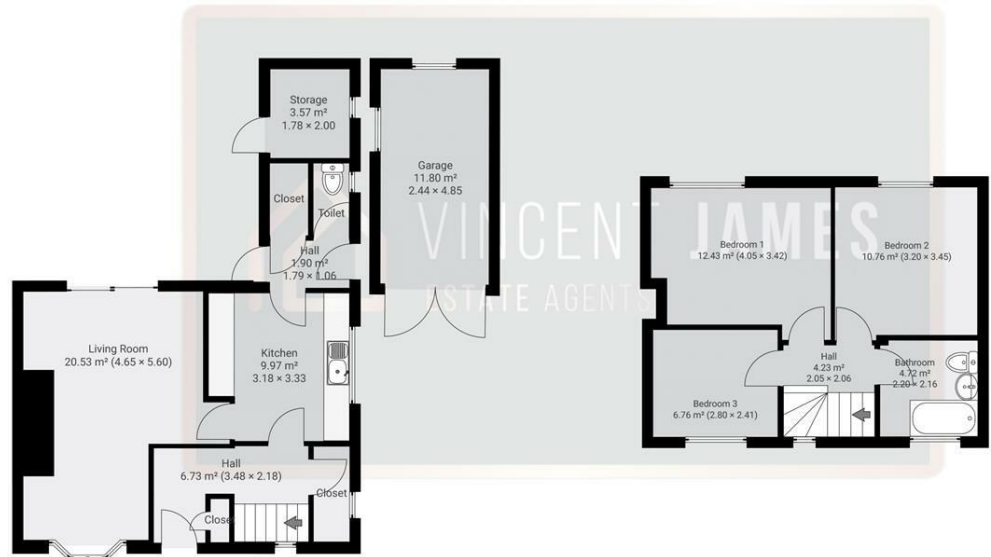
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DETAILS
Total area: 98.16 m²
Living area: 86.35 m²
Floors: 2
Rooms: 15

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ **Ground Floor** TOTAL AREA: 59.29 m² • LIVING AREA: 47.48 m² • ROOMS: 10

▼ **1st Floor** TOTAL AREA: 38.87 m² • LIVING AREA: 38.87 m² • ROOMS: 5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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