



21 FRESHFIELDS, COMBERBACH, NORTHWICH, CW9 6QE

£375,000



Vincent James Estate Agents are thrilled to welcome you to this wonderful three-bedroom family home, perfectly positioned just a short stroll from the charming village of Comberbach. Renowned for its friendly community and surrounded by countryside, Comberbach offers fantastic amenities including the Cheshire Riding School, Marbury Country Park, and the historic Anderton Boat Lift.

Step inside and you're greeted by a welcoming Entrance Porch leading into the Hallway, which flows effortlessly into the Lounge, Kitchen and Downstairs WC. To the ground floor, you'll also find a bright Dining Room opening from the Lounge, and a delightful Sun-Room leading off the Kitchen – ideal for relaxing or entertaining.

Upstairs, there are three generously sized bedrooms, alongside a family bathroom for everyday convenience. Outside, the home is complemented by beautifully kept front and rear gardens, along with a private driveway and garage.

This is a home that truly ticks all the boxes for family living – call us today to arrange your viewing!

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Porch

Providing access to the Hallway.

Entrance Hallway



Access to WC, Lounge and Kitchen.

Lounge



Opens to Dining Room. Inset fireplace.

Dining Room



Opens to Kitchen. Double glazed rear doors to garden.

Kitchen



Recently refurbished, spacious and opens to Dining Room and Sun-Room.

Sun-Room



Bright, airy and opens to rear garden. Multi-functional space.

WC

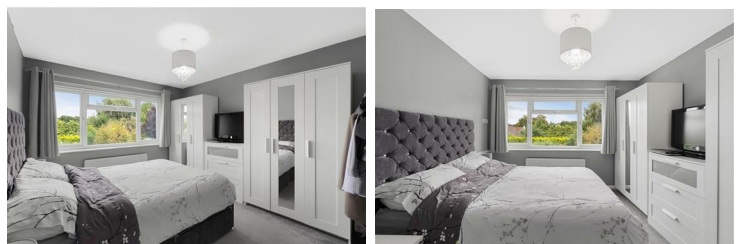
WC and hand wash basin.

Landing



Providing access to all three bedrooms and the family bathroom.

Master Bedroom



Overlooks the rear garden.

Bedroom Two



Overlooks the rear aspect of the home.

Bedroom Three



Overlooks the front aspect of the home.

Bathroom



Panelled bathtub with overhead shower attachment, WC and hand wash basin.

Externally (Front)



Driveway providing space for two vehicles. Access to the garage. Lawned front garden.

Externally (Rear)



Lawned easily maintainable garden. Perfect for relaxing, entertaining and dining.

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

Financial Qualification

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

Anti Money Laundering

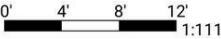
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



21, Freshfields
Comberbach, Northwich

DETAILS
Total area: 1426.29 sq ft
Living area: 1259.36 sq ft
Floors: 2
Rooms: 16

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.

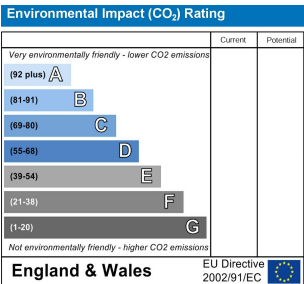
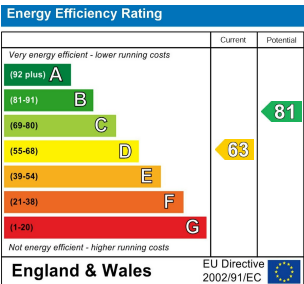


▼ Ground Floor

TOTAL AREA: 935.79 sq ft • LIVING AREA: 768.86 sq ft • ROOMS: 10

▼ 1st Floor

TOTAL AREA: 490.50 sq ft • LIVING AREA: 490.50 sq ft • ROOMS: 6



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK