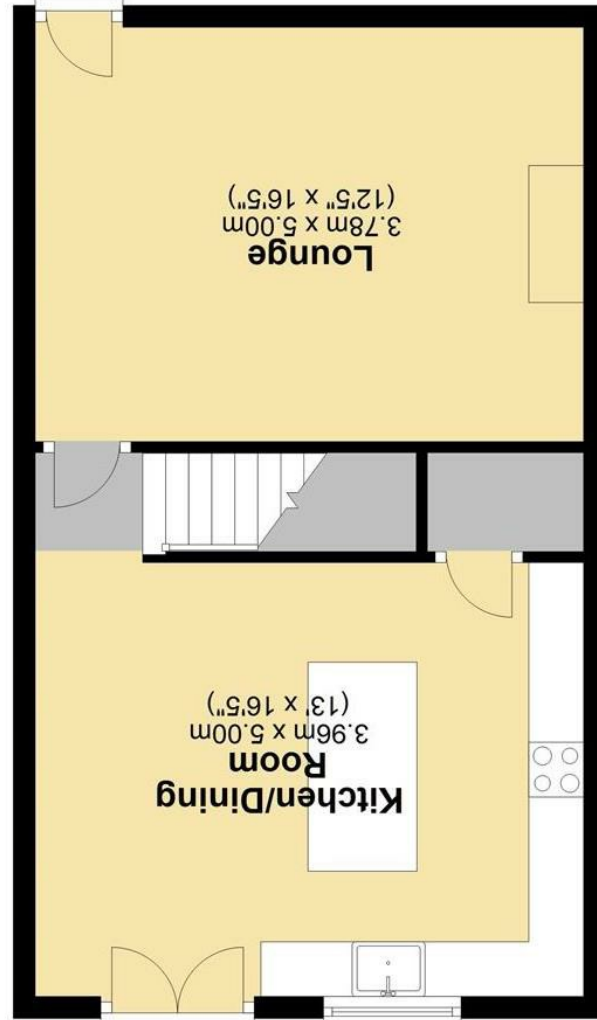


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 88.6 sq. metres (953.3 sq. feet)



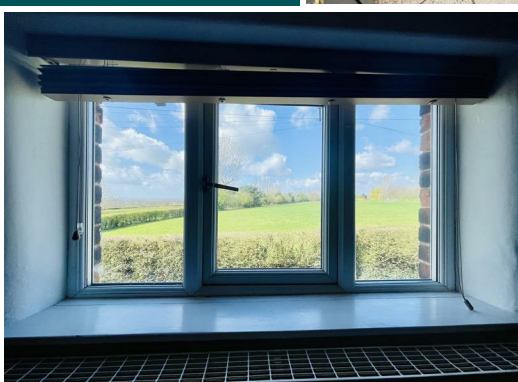
First Floor
Approx. 44.3 sq. metres (476.6 sq. feet)



Ground Floor
Approx. 44.3 sq. metres (476.6 sq. feet)



OFFERS IN THE REGION OF £285,000



**4 GIBB HILL
ANTROBUS
NORTHWICH
CW9 6HU**

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COUNCIL TAX BAND: E



A charming chain free terraced cottage in idyllic Antrobus with off road parking for two vehicles

Description

Purchased by the current vendors over two years ago, this immaculate terraced cottage has been modernised throughout by the previous vendors.

Particular mention must be made of the stunning open countryside views from the main bedroom.

Ground floor accommodation comprises spacious lounge with laminate flooring, two built in storage cupboards located either side of the log burner with a double glazed window to the front aspect.

The modern kitchen with tiled flooring has a range of low level and eye level units, space for a rangemaster/aga, a large understairs storage cupboard with plumbing for the washing machine and tumble dryer, ideal for coats and shoes, a belfast sink directly below the large double glazed window to the rear aspect, french doors and a range of integrated appliances including a family sized dishwasher and fridge freezer.

First floor accommodation comprises spacious main bedroom with two cottage style double glazed windows and a walk in wardrobe. The modern three piece bathroom houses the combi boiler, is partly tiled with laminate flooring and has a double glazed window to the rear aspect. Bedroom two is also a double bedroom and similarly has a double glazed window to the rear aspect.

Externally the rear yard has recently been re laid with brand new York stone and provides direct access to the allocated parking spaces accessible via the private unadopted road from Gibb Hill.

Antrobus is a beautiful rural location located equidistant between Knutsford, Northwich and Warrington.

The village is very accessible with the M56 located just a five minute drive away and the M6 only a ten minute drive away.

Located on the borders of Antrobus and Comberbach, the property is only a short walk away from the Spinner & Burgamot Pub in Comberbach and the famous Marbury Country Park is only a short drive away.

Local schools include Comberbach primary school which is a short walk down Gibb Hill and then Burgamot Lane and there are secondary schools in nearby Weaverham, Lymm and Leftwich. There is also a wide range of independent schools including the Cransley School three miles away and the highly regarded Grange School in Hartford five miles away.

