



Wright Marshall
Estate Agents

SPRINGWATER, 33 COGSHALL LANE,
COMBERBACH, NORTHWICH CW9 6BS

OFFERS IN THE REGION OF £575,000



Springwater is a beautiful extended chain free period property located in the heart of Comberbach

Description

Purchased by the current vendors in 1984 Springwater has been totally refurbished while maintaining many of its period features and extended to create over 2,000 square feet of internal accommodation.

Positioned on a large plot with a double detached garage and large driveway with a spacious rear garden, this property is a growing family home located in one of West Cheshire's most sought after villages.

Ground floor accommodation comprises spacious entrance hallway with original tiled flooring, doors to the lounge and dining room and stairs to the first floor landing. The cosy lounge has a feature open fire and two double glazed windows to the front aspect, perfect on a cold winter's night. The traditional dining room has a feature fireplace and a large double glazed window to the rear aspect.

The galley kitchen has a substantial amount of both understairs storage and built in cupboards along with a selection of low level and eye level units, a sink with drainer below the double glazed window to the side aspect and integrated appliances including a double oven and microwave.

Some years ago the current vendors build a double storey extension to building regulation creating a separate utility room with a downstairs WC, two further storage cupboards and a sitting room with stunning views across the garden through the double glazed window to the rear aspect and the French doors to the side aspect.

First floor accommodation comprises spacious landing with two double bedrooms, a three piece family bathroom and an office which houses the Baxi combi boiler and was originally the third bedroom. The double storey extension mentioned above created a further double bedroom with four built in wardrobes and a three piece en-suite shower room which the vendors now use as their main bedroom.

Second floor accommodation comprises spacious double bedroom with eaves storage and a large velux window with spectacular views across open fields.

Externally the rear enclosed garden has been partly landscaped to create a pleasant seating area overlooking the rear aspect and a bin store has been built to the back of the property. The double detached garage has electricity and could easily be converted into a workshop/annex if so required.

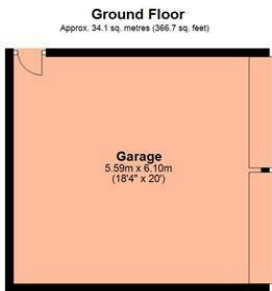
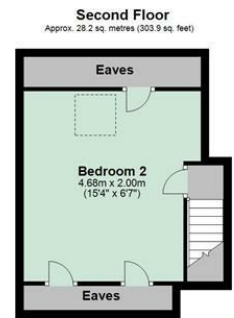
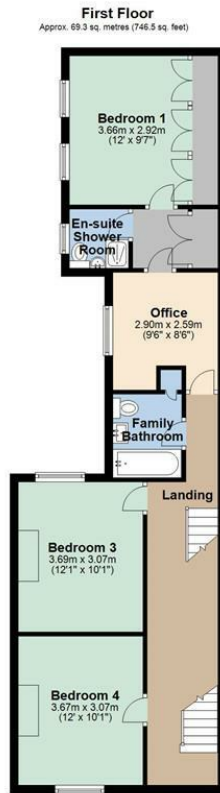
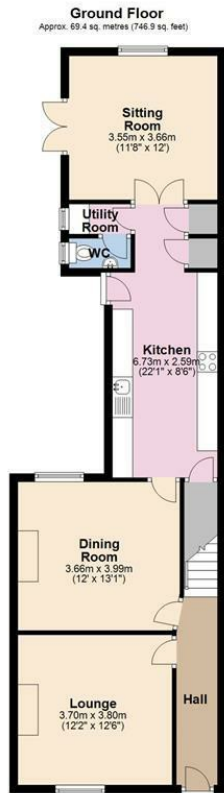
Buyers will be pleased to hear that with regards to services the property is on mains drains and mains gas.

Comberbach is a quaint village in West Cheshire located between Northwich, Knutsford and Warrington.

Local amenities include Comberbach Post Office located at the end of Cogshall Lane where it meets Senna Lane, the famous Marbury Country Park located off Marbury Road which is just a 15 minute walk from the property with fantastic walks and an outdoor swimming pool and for large supermarkets and

restaurants Northwich is only a 10 minute drive away, providing frequent trains to Manchester and Stockport taking up to an hour.

Northwich and surrounds are renowned for its superb educational facilities. Catering for all age groups, including the highly reputable and very popular Comberbach Primary School which is only a 10 minute walk from the property, Kingsmead Primary School, Grange School (junior and secondary school level), Cransley, St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college, all of which are only a 20 minute drive away.



Total area: approx. 201.0 sq. metres (2164.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E		65	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements