



Wright Marshall
Estate Agents

OAKMERE MARBURY ROAD, COMBERBACH,
NORTHWICH CW9 6AU

OFFERS IN THE REGION OF £450,000



Located on Marbury Road in the heart of Comberbach with over 1,600 square feet of internal accommodation and potential to renovate and extend Oakmere is a must view property

Description

Purchased by the current vendor over fifty years ago Oakmere is located on Marbury Road one of the most desirable roads in Comberbach with beautiful open countryside views towards Budworth Mere and located within walking distance to the famous Marbury Country Park.

In need of modernisation throughout this property presents the perfect opportunity for a buyer looking to apply their own personal stamp and extend to create a stunning open plan kitchen/dining room with breathtaking views across the rear garden.

Externally there is a double driveway, integral single garage and lawned garden to the front aspect and a beautiful long lawned garden to the rear aspect.

Ground floor accommodation comprises porch through entrance hall with doors to the downstairs WC, lounge and kitchen.

The lounge has a large double glazed window to the front aspect and a double glazed window to the side aspect creating a light and airy reception room.

The dining room has a large double glazed window to the rear aspect with beautiful views across the rear garden.

The kitchen has a range of low level and eye level units and a large double glazed window to the rear aspect also. The access to the integral garage is located off the rear porch which has a large store and also provides direct access to the rear garden.

First floor accommodation comprises spacious landing with a built in storage cupboard housing the conventional boiler and access to the fully boarded loft space, three double bedrooms and a single bedroom/nursery and a three piece shower room, all of which are double glazed.

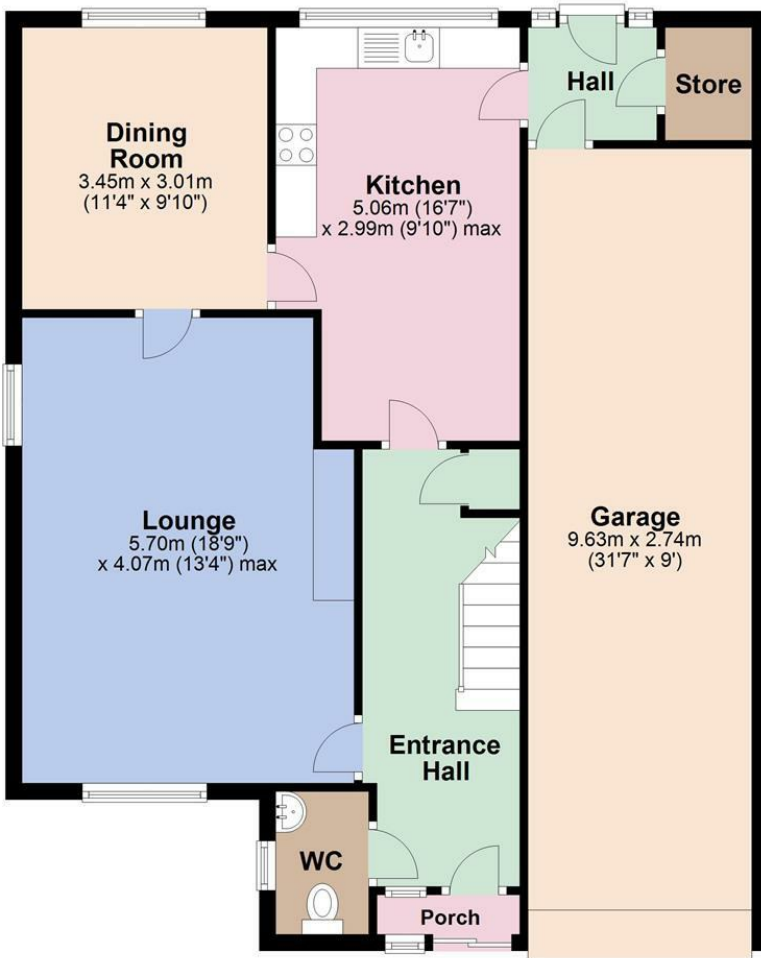
Comberbach is a quaint village in West Cheshire located between Northwich, Knutsford and Warrington.

Local amenities include Comberbach Post Office located at the end of Cogshall Lane where it meets Senna Lane, Marbury Park located off Marbury Road which is just a 10 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 it's 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.

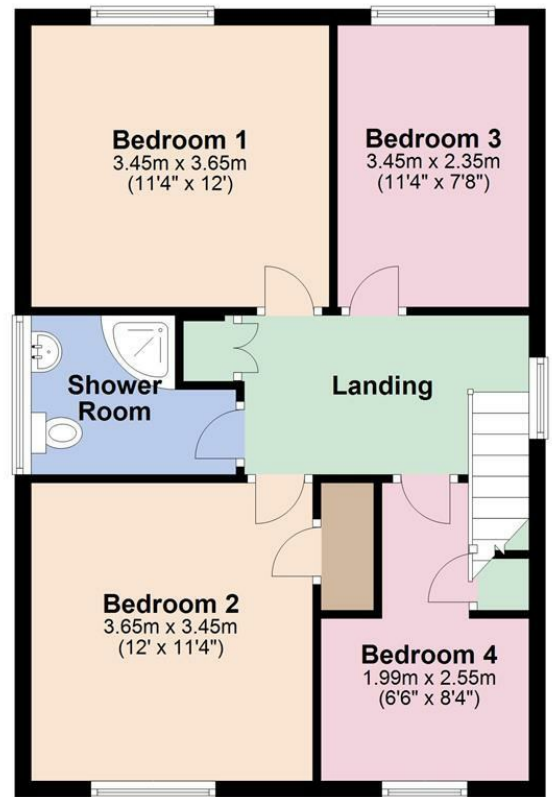
Ground Floor

Approx. 93.6 sq. metres (1007.4 sq. feet)



First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 150.1 sq. metres (1615.2 sq. feet)

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			
		67	79
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 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