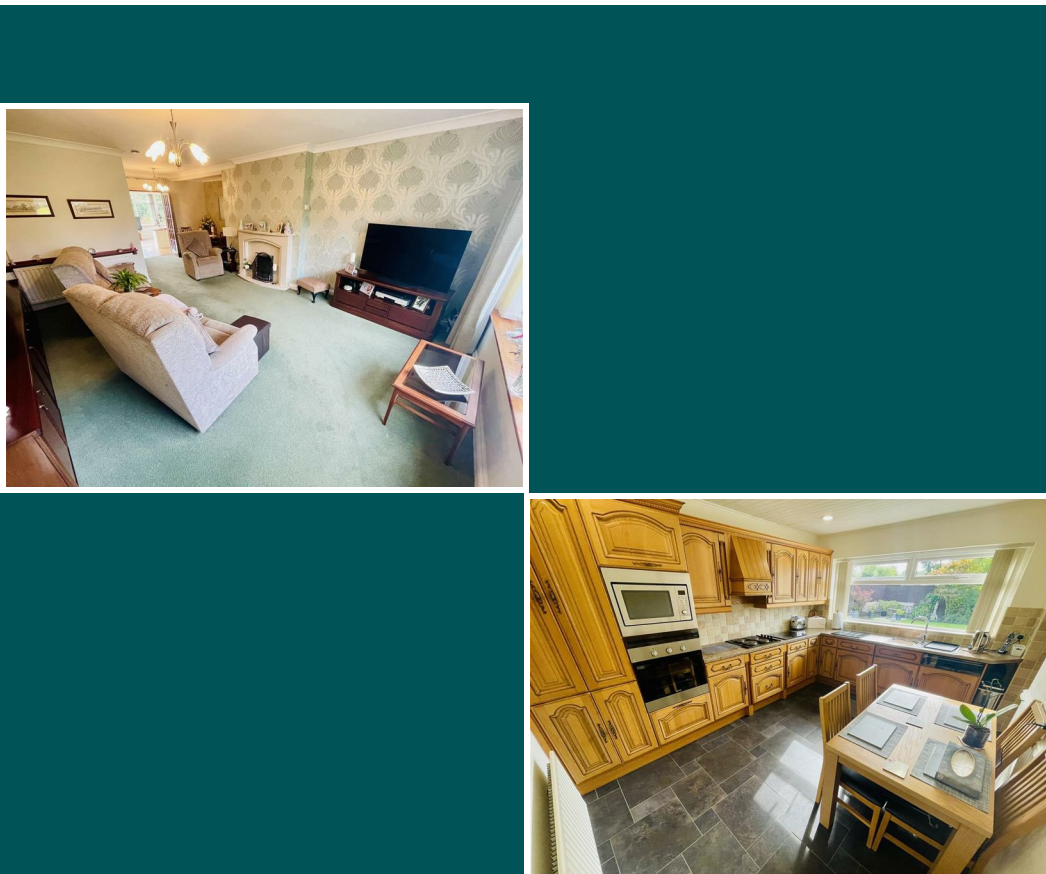


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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



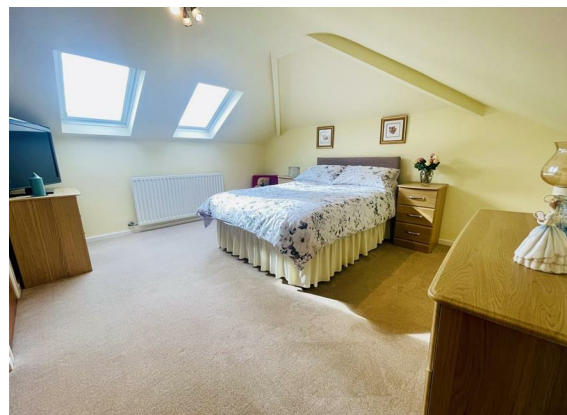
**OFFERS IN THE REGION OF £425,000**



**THE NEW BUNGALOW  
 MARSTON LANE  
 MARSTON  
 NORTHWICH  
 CW9 6DJ**

**3** **1** **3** **E**

**COUNCIL TAX BAND: E**



A well presented three double bedroom detached bungalow measuring over 1,500 square feet located in Marston

### Description

Built by the current vendors over thirty years ago this bungalow is positioned on a large plot with a private enclosed south west facing garden.

Externally the property is set back from Marston Lane with a long driveway for up to three vehicles, a single integral garage and a beautiful lawned garden to the front aspect.

Accommodation comprises hallway with stairs to the first floor, doors to the two bedrooms, the family bathroom and the separate lounge.

This property has been converted to the vendors requirements creating a large family bathroom which could easily be converted back to create a fourth bedroom/study and a small yet sufficient family bathroom.

Bedroom two is a double bedroom with a large double glazed window over looking the front garden with ample space for free standing furniture.

The three piece family bathroom is fully tiled with a walk in corner shower cubicle, a raised bath and two frosted double glazed windows to the side aspect.

Bedroom one is a double bedroom with built in wardrobes and a large double glazed window over looking the rear garden.

The lounge measures over 14 ft by 16 ft with a large double glazed window to the front aspect creating a light and airy reception room with a feature fire place.

The dining room is easily accessible from both the kitchen, sitting room and lounge, ideal for entertaining family and friends, but could also easily be knocked through and extended to create an open plan kitchen/dining room closing off the lounge to create a cosy reception room but also a modern kitchen/dining room.

The current kitchen has a range of low level and eye level units, a large double glazed window over looking the rear garden and a selection of integrated appliances including a single fan oven, microwave, hob with extractor hood and a family sized dishwasher.

The utility room houses the washing machine and tumble dryer and provides integral access to the garage where the combi boiler is located.

The sitting room has tiled flooring, French doors to the rear garden and double glazed windows flooding the room with natural light.

First floor accommodation comprises ample eaves storage, a separate WC and a third bedroom with built in wardrobes and two velux windows, ideal for accommodating guests.

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

Local amenities include the Spar in Wincham located on Linnards Lane just a 5 minute drive away, Budworth Mere is located just a 2 minute drive up Marston Lane, Marbury Park located off Marbury Road in Comberbach which is just a 10 minute drive 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 Wincham Community Primary School which is only a 5 minute drive 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.