



Wright Marshall
Estate Agents

6 REEDSMERE WALK, COMBERBACH,
NORTHWICH CW9 6BZ

OFFERS IN THE REGION OF £500,000



A well presented four double bedroom family home with a large south west facing rear garden located within walking distance to the highly regarded Comberbach Primary School

Description

Purchased by the current vendors twenty five years ago this property has been maintained throughout and sits on a desirable plot.

Externally the property has a lawned garden, double driveway for up to three vehicles and a double integral garage with electric door to the front aspect.

Ground floor accommodation comprises porch with tiled flooring with ample storage space and double glazed windows to each side. The hallway has oak effect laminate flooring with stairs to the first floor, a large understairs storage cupboard and doors to the office, open plan lounge/dining room and kitchen. The sitting room has oak effect laminate flooring with a large double glazed bay window to the front aspect, ideal for families with multiple members who work remotely. The dual aspect open plan lounge/dining room is carpeted throughout with three large double glazed windows overlooking the rear south west facing garden, flooding the room with natural light creating a light and airy reception room. The modern kitchen has lino flooring, a selection of low level and eye level units and a selection of integrated appliances including an extractor hood, rangemaster and two wine coolers. The utility room is accessible off the kitchen and has tiled flooring, a upvc door to the rear garden, a door to the garage, a brand new wall mounted combi boiler and space for the washing machine, tumble dryer and American fridge freezer.

First floor accommodation comprises spacious landing with a large double glazed window to the front aspect, access to the partly boarded loft space and a large build in over the stairs airing cupboard. Bedroom one is a large dual aspect double bedroom with five built in wardrobes and two double glazed window to the rear aspect with the added advantage of the three piece en-suite shower room. Bedrooms two, three and four are all double bedrooms and double glazed and the three piece family bathroom has a frosted double glazed window to the side aspect.

The rear enclosed garden is ideal size for a growing family who require space for their children to run around while the parents relax in the garden pod on a summers afternoon.

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 Spinner and Burgamot pub located within strolling distance, Marbury Park located off Marbury Road which is just a 5 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 2 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.

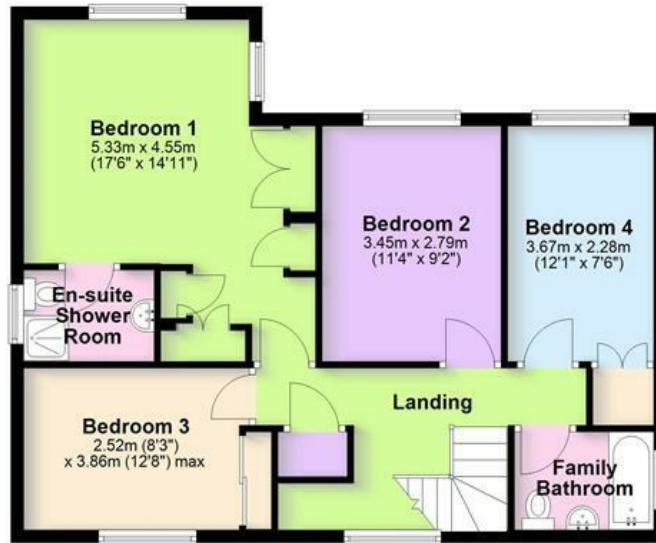
Ground Floor

Approx. 101.1 sq. metres (1088.1 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 168.1 sq. metres (1809.6 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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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4 The Bull Ring
Northwich
Cheshire
CW9 5BS

www.wrightmarshall.co.uk
T. 01606 41318

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