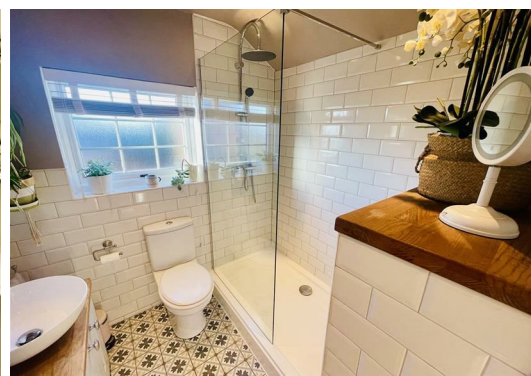




Wright Marshall
Estate Agents

14 SENNA LANE, COMBERBACH, NORTHWICH
CW9 6BQ

OFFERS IN THE REGION OF £220,000



A characterful semi-detached cottage located in the heart of Comberbach

Description

Purchased by the current vendors four years ago this property has been modernised while maintaining its characterful features and is the perfect opportunity for a first time buyer or downsizer.

Externally the property has ample on street parking and a low maintenance front garden surrounded by a picket fence which could be converted into a driveway subject to planning permission.

Ground floor accommodation comprises hallway with hanging space for coats and a timber door to the open plan lounge/dining room with oak effect laminate flooring, an understairs storage cupboard housing the combi boiler, a large double glazed window to the front aspect, French doors, beautiful exposed beams and an exposed brick fire place with log burner.

The kitchen has tiled flooring, low level and eye level oak effect units with tiled splashbacks, a double glazed window to the rear aspect, integrated appliances including a four ring gas hob, single oven, extractor hood and space for a washing machine and an American fridge freezer.

Upstairs comprises landing with a large over the stairs storage cupboard, a single bedroom/study with a double glazed window to the front aspect, a stunning dual aspect double bedroom with fitted wardrobes and a modern three piece shower room with a frosted double glazed window to the side aspect.

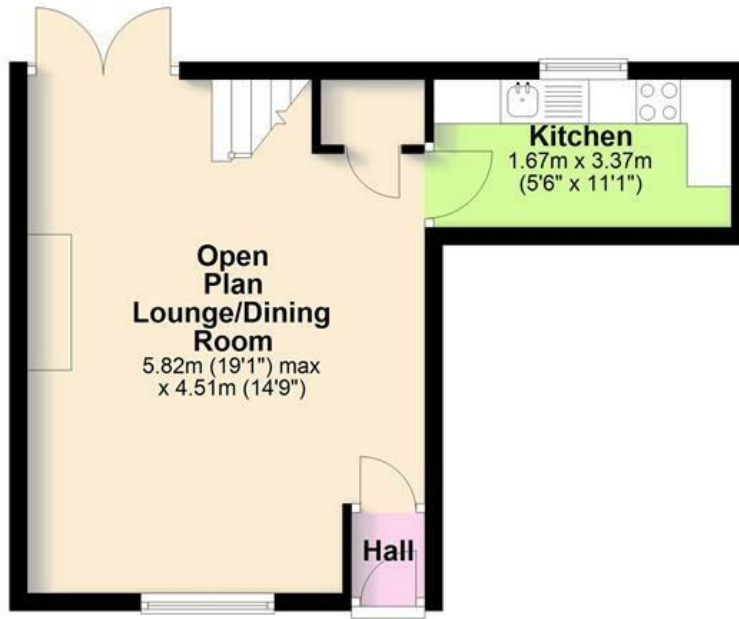
Comberbach is a quaint village in West Cheshire located between Northwich, Knutsford and Warrington.

Local amenities include Comberbach Post Office located next door, 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.

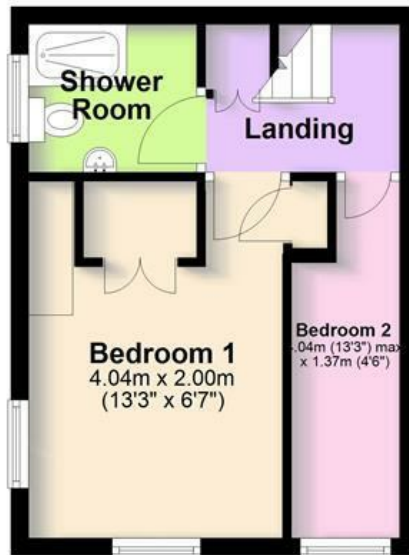
Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



Total area: approx. 56.5 sq. metres (607.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(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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