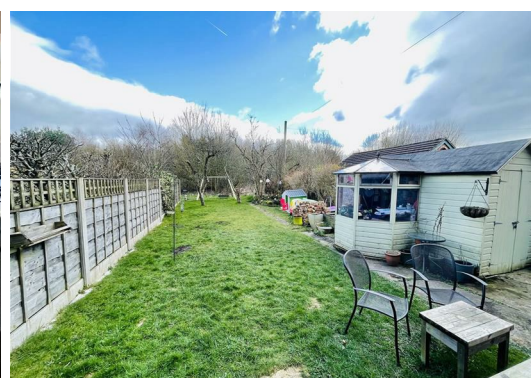




Wright Marshall
Estate Agents

110 MARBURY ROAD, ANDERTON, NORTHWICH
CW9 6AP

OFFERS IN THE REGION OF £310,000



Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

A stylish and extended period property located next door to Marbury Country Park

Description

Purchased by the vendors eight years ago this property has been extended and maintained throughout and is the perfect opportunity for first time buyers.

Externally the property has a large driveway for up to three vehicles, side access providing potential to extend subject to planning permission and an east facing lawned garden backing onto Marbury Country Park with fantastic walks on your doorstep.

Ground floor accommodation comprises storm porch, hallway with understairs storage, stairs to the first floor and doors to the lounge and open plan kitchen/dining room.

The bay fronted lounge has wooden flooring, stunning plantation shutters and ample storage space in the alcoves.

The kitchen/dining room extension was built to building regulation and has created a light and airy reception room with bi-fold doors onto the rear garden, perfect for modern living. The kitchen has a range of low level and eye level units, a large island with a built in wine cooler and storage, a selection of integrated appliances including a fridge freezer, washing machine, extractor hood, gas hob and double oven. Further storage space is provided by the under stairs pantry and the back door provides direct access to the side aspect for bin access.

Upstairs comprises landing with access to the partly boarded loft space, two double bedrooms, both with stunning views across Anderton, a single bedroom/study and a modern three piece family bathroom.

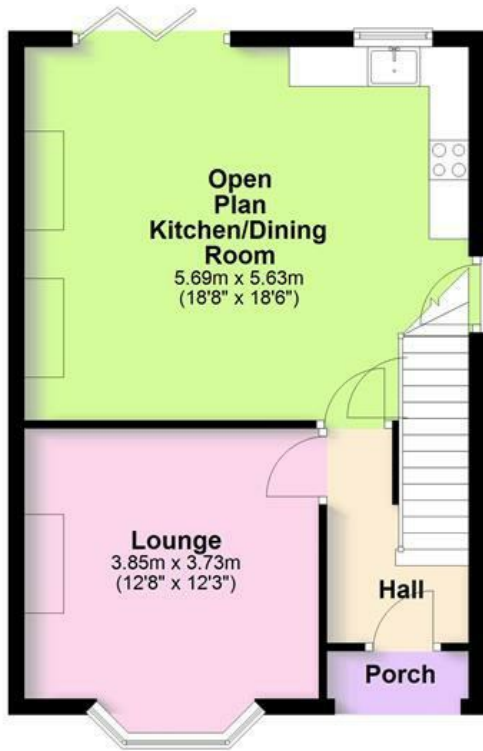
Anderton is a quaint village in West Cheshire located between Northwich, Knutsford and Warrington with fantastic travel links with easy access to major road networks.

Local amenities include Marbury Park with fantastic walks and an outdoor swimming pool, the historic Anderton Boat Lift, Comberbach Post Office, the Spinner and Burgamot pub located a short drive down Marbury Road 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 short drive away 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. 46.7 sq. metres (502.4 sq. feet)



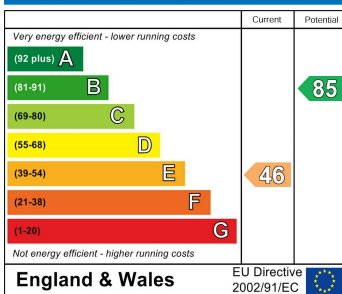
First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)

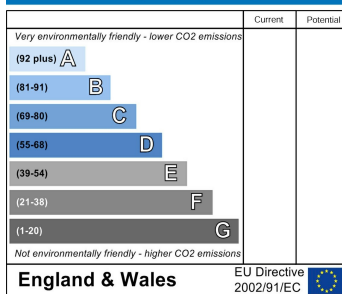


Total area: approx. 89.1 sq. metres (958.6 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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