



HINCHLIFFE
HOLMES



THORNBECK



GROUND FLOOR

Entrance Hall
Lounge
Study
Dining Kitchen - Balcony
Utility
WC

LOWER GROUND FLOOR

Hallway
Bedroom One
Dressing Room
(Previously en-suite)
Bedroom Two - Family Room
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Garage
Parking
Gardens

THORNBECK

The Avenue | Comberbach | CW9 6HT

Set within the desirable village of Comberbach, this four bedroom detached property features in excess of 2050 SQFT of living accommodation, gorgeous views across Cheshire farming fields, mature well-presented private garden, off road parking for multiple vehicles and double garage.

Comberbach is a small thriving Cheshire village with numerous schools in the local area including, Comberbach Primary School, Antrobus St Mark's C of E Primary School and Whitley Village Schools. The village

has a small selection of local services, whilst the market town of Northwich is 4.5 miles away where an excellent range of shops, larger stores and services can be found. For the commuter the M56 motorway at junction 10 is only 3 miles away and the M6 junction 19 is about 7 miles away. Hourly direct trains from Warrington to London (2 hours journey), and Manchester airport is 10 miles down the M56. Cheshire Riding School 1 mile away. Marbury Park and Boat Lift within 2 miles. Greenbank station (Manchester to Chester) and Hartford (Liverpool to London) 3 miles away.







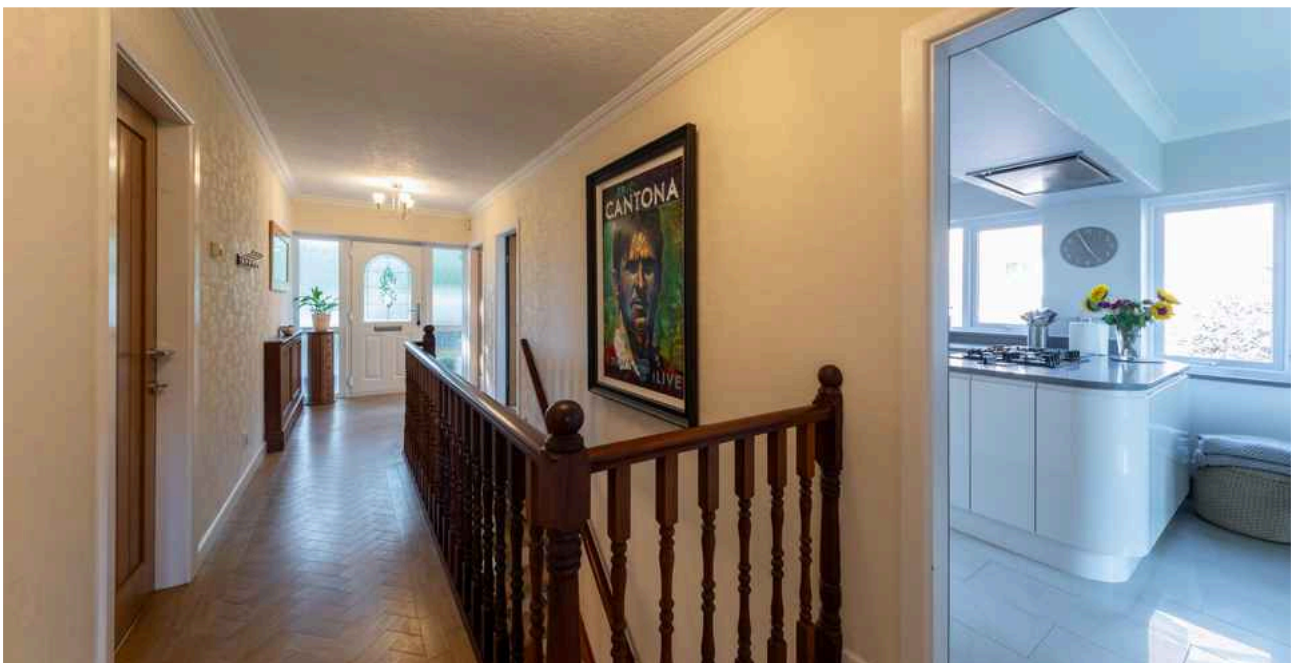






















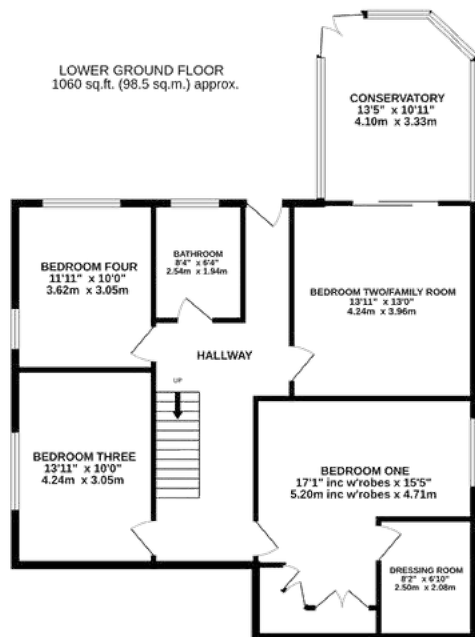












LOWER GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.

CONSERVATORY
13'5" x 10'11"
4.10m x 3.33m

BEDROOM FOUR
11'11" x 10'0"
3.62m x 3.05m

BATHROOM
8'4" x 6'2"
2.54m x 1.88m

BEDROOM TWO/FAMILY ROOM
13'11" x 13'0"
4.24m x 3.96m

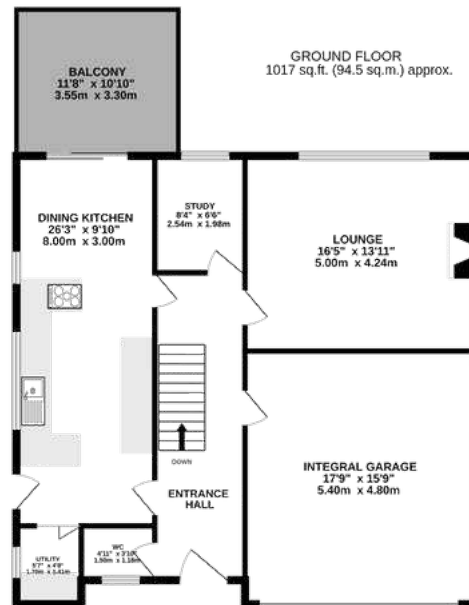
HALLWAY

BEDROOM THREE
13'11" x 10'0"
4.24m x 3.05m

BEDROOM ONE
17'1" inc w/robes x 15'5"
5.20m inc w/robes x 4.71m

DRESSING ROOM
8'2" x 6'0"
2.50m x 2.08m

TOTAL FLOOR AREA : 2078 sq.ft. (193.0 sq.m.) approx.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

BALCONY
11'8" x 10'10"
3.55m x 3.30m

DINING KITCHEN
26'3" x 9'10"
8.00m x 3.00m

STUDY
8'4" x 6'6"
2.54m x 1.98m

LOUNGE
16'5" x 13'11"
5.00m x 4.24m

ENTRANCE HALL

INTEGRAL GARAGE
17'9" x 15'9"
5.40m x 4.80m

UTILITY
8'7" x 4'8"
2.60m x 1.43m

WC
4'10" x 2'10"
1.50m x 1.18m



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**

ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022

**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**

ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023

**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**

ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes Ltd

2022-2023

**UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE**

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes

2023-2024

**The Negotiator
Awards 2022**
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk