



Manor Avenue, Marston Northwich CW9 6DS

welcome to

Manor Avenue, Marston Northwich

DETACHED FOUR BEDROOM FAMILY HOME BOASTING AN ENVIABLE PLOT AND A HIGHLY SOUGHT AFTER MARSTON LOCATION!



Entrance Porch

Entrance door leading through to entrance hall

Entrance Hall

Stairs to first floor, storage cupboard and radiator

Lounge

18' 9" x 12' 9" max (5.71m x 3.89m max)

Double glazed window to front aspect, open fire in surround, sliding doors leading to conservatory and radiator

Study

10' 7" x 7' 8" (3.23m x 2.34m)

Double glazed window to front aspect and radiator

Kitchen

11' 9" x 11' 5" (3.58m x 3.48m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven, sink and drainer, space for fridge/ freezer, double glazed window to rear aspect and radiator. Side door leading to inner hall

Inner Hall

Door to side access. Leads to downstairs WC and utility room

Utility Room

7' 5" x 5' (2.26m x 1.52m)

Door to side aspect and plumbed for washing machine

Downstairs Wc

Low level WC, double glazed frosted window to side aspect and radiator.

Bedroom One

19' 4" x 8' max (5.89m x 2.44m max)

Double glazed window to front and rear and radiator

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to rear aspect and radiator

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to rear aspect and radiator

Bedroom Four

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front aspect and radiator

Shower Room

Shower cubicle, low level WC, hand wash basin, tiled walls and double glazed frosted window to front aspect and a towel radiator

Conservatory

14' 4" x 11' 4" (4.37m x 3.45m)

Brick built and double glazed construction, double doors leading to rear garden, sliding doors leading to lounge and ceiling fan.

External

Gated driveway parking with space for several vehicles. Detached garage. Wrap around gardens that are mainly laid to lawn with shrub borders

Drying Room

with washingline and radiator



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welcome to

Manor Avenue, Marston Northwich

- Four Bedroom Detached Family Home
- Wrap Around Gardens
- Highly Sought After Marston Location
- Semi Rural
- Council Tax Band D

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107765 - 0011

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