27 Burgamot Lane, Comberbach, Northwich, Cheshire, CW9 6BU

£475,000 – No onward chain

Offered for sale with no onward chain, this fantastic family home is situated in the highly sought-after village of Comberbach.The property welcomes you with an inviting entrance hall, leading to a spacious lounge diner, a separate formal dining room, and a bright conservatory, perfect for both everyday living and entertaining. The ground floor also features a well-appointed breakfast kitchen, utility room, and a convenient WC. Upstairs, there are four generously sized bedrooms, complemented by a family bathroom and an additional shower room, offering excellent flexibility for family life. Externally, the property benefits from a driveway providing off-road parking, leading to a double garage. To the rear, there is a private enclosed garden—ideal for relaxing or entertaining outdoors. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Accommodation

ENTRANCE HALL
Accessed via the entrance door, useful understairs storage cupboard, stairs lead to the first floor, wall mounted radiator, doors lead to the lounge, dining area, kitchen and guest WC.

LOUNGE/DINER 20' 8" x 21' 8" (6.3m x 6.61 MAXm)
With a double glazed window to the front elevation and wall mounted radiator. Coved ceiling and doors lead to the dining area.

DINING ROOM 15' 9" x 12' 2" (4.81m x 3.72m)
With double glazed windows over looking the garden and patio doors lead to the conservatory, inset spot lighting and wall mounted radiator.

KITCHEN/BREAKFAST ROOM 11' 1" x 12' 11" (3.39m x 3.96m)
With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated induction hob, microwave, oven, dishwasher and fridge freezer. Feature breakfast bar.

UTILITY ROOM 6' 10" x 9' 10" (2.1m x 3.0m)
With a double glazed window to the side elevation and a door to the rear. Space and plumbing for washing machine, sink unit, cupboard providing storage.

CONSERVATORY 12' 10" x 7' 3" (3.93m x 2.23m) With French doors to the side elevation and roof light.

GUEST WC
With a double glazed frosted window to the front elevation. Fitted with a low level WC and hand wash basin.

REAR HALL
A door leads to the garden.

LANDING
With a double glazed window to the front elevation, loft access, wall mounted radiator and a cupboard provides storage.

BEDROOM ONE 14' 7" x 11' 5" (4.45m x 3.50m)
With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM TWO 9' 10" x 11' 5" (3.02m x 3.50m)
With a double glazed window to the rear elevation and wall mounted radiator.

BEDRROOM THREE 8' 11" x 11' 6" (2.74m x 3.53m)
With a double glazed window to the front elevation and wall mounted radiator. Fitted furniture providing storage.

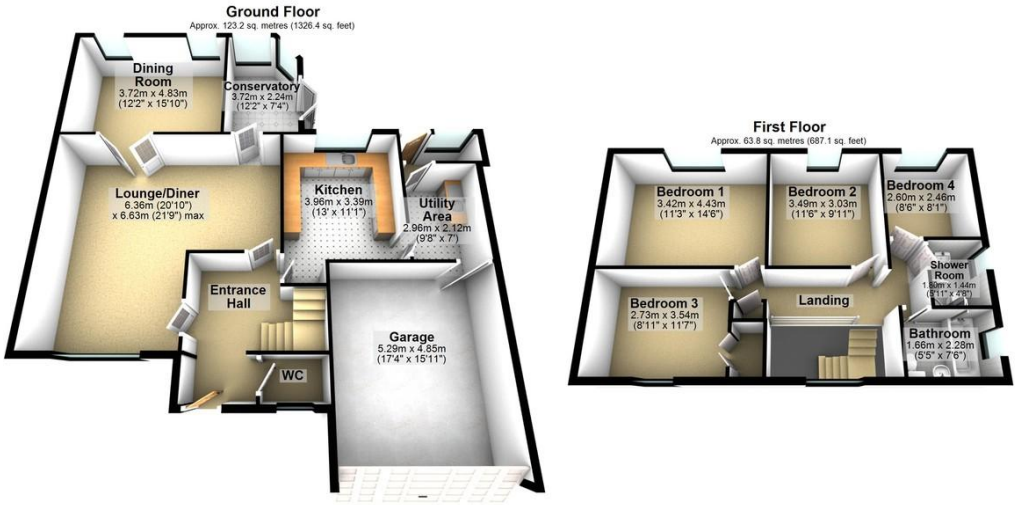
BEDROOM FOUR 8' 5" x 7' 11" (2.58m x 2.43m)
With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM
With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and 'P' shaped bath with shower over. Chrome towel rail, tiled walls, inset spots, tiled flooring.

SHOWER ROOM
With a double glazed opaque window to the side elevation. Fitted with a suite comprising shower cubicle and shower, vanity hand wash basin and low level WC. Tiled walls and flooring, inset spots.

EXTERNALLY
To the front is a driveway providing ample off road parking, side access to the rear. The rear garden is laid to lawn with feature patio area and pergola, ideal for al fresco dining and well established borders.

GARAGE 17' 2" x 15' 10" (5.25m x 4.85m)
A double garage with electric door, power and lighting, wall mounted boiler.



Total area: approx. 187.1 sq. metres (2013.5 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.
Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.
Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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