



Wright Marshall
Estate Agents

MARBURY ROAD, COMBERBACH, NORTHWICH
CW9 6AU

OFFERS IN THE REGION OF £450,000



Blakeney is a detached property located on Marbury Road in the heart of Comberbach village with stunning open field views towards Budworth mere

Description

Owned in the vendors family for over thirty years this property is the perfect opportunity for a growing family looking to acquire their next project.

Externally the property is positioned on a desirable plot with a large driveway for multiple vehicles, a large single garage and lawned garden to the front aspect with a private and enclosed lawned garden to the rear aspect.

Ground floor accommodation comprises spacious entrance hall with ample hanging space and shoe storage space.

The main hall provides direct access to the kitchen, downstairs wc and the open plan lounge/dining room.

The current kitchen overlooks the front aspect with two large double glazed windows, two large built in stores, provides access to the utility room, has a range of low level and eye level units, an integrated extractor hood and electric oven and there is space for an American fridge/freezer, dishwasher and washing machine.

Particular mention must be made of the potential to re locate the kitchen to the rear of the property, creating a modern open plan kitchen/dining room with open field views towards Budworth Mere and creating a second reception room in place of the current kitchen.

The open plan lounge/dining room measures over 26 ft by 19 ft with sliding doors to the rear garden and provides access to the conservatory creating a large reception room which, subject to building regulation, could be converted into a modern open plan kitchen/dining room to facilitate modern open plan living accommodation.

Upstairs comprises spacious landing with two large double bedrooms both with stunning open field views, two single bedrooms, a large en-suite bathroom off bedroom one and a three piece shower room.

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

Local amenities include Comberbach Post Office, the Spinner and Burgamot pub, both located a short walk from the property, Marbury Park located off Marbury Road which is located 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 located within strolling distance, 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. 122.0 sq. metres (1312.7 sq. feet)



First Floor
Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 199.3 sq. metres (2145.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements