





3 Brackenway, Comberbach, Northwich, Cheshire, CW9 6QF
Offers In Excess Of £400,000

Situated in the highly sought-after village of Comberbach, this spacious three-bedroom link-detached home offers exceptional potential for modernisation and personalisation. Boasting generous living accommodation, including a large lounge, separate dining room, extended kitchen, three well-proportioned bedrooms, a shower room, attached garage, and a private rear garden, this property presents an excellent opportunity for families or buyers looking to create their ideal home. Ideally positioned within a desirable rural village with excellent access to Northwich, Knutsford, Warrington and the motorway network, this home combines peaceful village living with superb commuter links. Early viewing is highly recommended to appreciate the size, location, and outstanding potential on offer.

Accommodation

The property is entered via a porch, leading into the welcoming downstairs hallway. From the hallway, there is access to a useful storage cloakroom, the downstairs WC, lounge, kitchen, and a wall-mounted radiator.

The spacious lounge measures approximately 17.6 ft x 11.6 ft (maximum) and features a double-glazed window to the front elevation, laminate flooring, a wall-mounted radiator, and a gas fireplace with decorative surround.

The dining room measures approximately 16.57 ft x 11.6 ft (maximum) and benefits from a double-glazed rear-facing window, laminate flooring, and a wall-mounted radiator, providing an ideal space for family dining and entertaining.

The fitted kitchen measures approximately 20.24 ft x 10.7 ft and is equipped with a range of base and wall-mounted units, a sink unit with mixer tap, laminate flooring, and a wall-mounted radiator. The kitchen also offers plumbing for a washing machine, space for a tumble dryer, and space for a cooker. A double-glazed rear-facing window provides plenty of natural light.

Stairs rise from the hallway to the first-floor landing, which provides access to the loft via a pull-down ladder, a double-glazed window to the front elevation, and doors leading to all rooms.

The shower room features a double-glazed window, heated towel rail, double shower cubicle, and a vanity unit.

Bedroom One measures approximately 20.85 ft x 10.52 ft and benefits from a double-glazed window, wall-mounted radiator, and access via a small hatch to the loft space above the extension.

Bedroom Two measures approximately 16.47 ft x 11.83 ft and features a double-glazed window and a wall-mounted radiator.

Bedroom Three measures approximately 10.52 ft x 9.64 ft and also benefits from a double-glazed window and a wall-mounted radiator.

Externally, the property benefits from a paved area with decorative stones and a small garden laid to lawn. There are two metal storage sheds and one plastic storage shed, providing useful external storage.

The garage measures approximately 16.68 ft x 7.8 ft and is fitted with a manual up-and-over door, power and lighting, together with a useful overhead storage area.

GROUND FLOOR



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