



128 Marbury Road

Anderton, Northwich

- A Traditional Semi-Detached With A Double Storey Extension To The Side
- Occupying A Semi-Rural Location, Within Only A Short Walk to Marbury Country Park
- High Standard Of Decoration & Quality Fixtures & Fittings
- Cosy Front lounge With Open Fire & Bay Window
- Open Plan Kitchen, Dining & Family Room With French Doors To Garden
- Converted Garage, Providing An Extra Bedroom Or Reception Room With Attached Shower Room
- Three Bedrooms & Large, Luxury Bathroom With A Four Piece Bathroom Suite
- Large Mature Garden, Backing Onto Woodland With Walks To Marbury Country Park

This beautifully presented four bedroom semi-detached home offers a rare blend of traditional charm and modern family living, situated in a sought-after semi-rural location just a short walk from Marbury Country Park.

The property has been thoughtfully extended with a double storey addition to the side, creating a spacious and versatile layout that will appeal to a wide range of buyers.

Upon entering, you are greeted by a welcoming hallway leading to a cosy front lounge, featuring an open fire and a bay window that fills the room with natural light. The heart of the home is the impressive open plan kitchen, dining, and family room with log burning stove, which boasts high quality fixtures and fittings, a contemporary finish, and French doors that open to the rear. The converted garage, originally adapted as a fourth bedroom with en-suite, currently serves as an office/utility room

Upstairs, three well-proportioned bedrooms are complemented by a luxurious family bathroom, fitted with a modern four piece suite including a double shower, a log burner, a bath, and a separate toilet.



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Anderton is a small village located on the north eastern fringe of Northwich between the large villages of Comberbach and Barnton and is particularly well placed for access to the M56, with easy links to the regions motorway network. Local amenities include a village Post Office/general store in Comberbach and shops and other facilities in Barnton. There are two local pubs; The Stanley Arms in Anderton and The Spinner & Bergamot in Comberbach. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Northwich and Lostock Grlam stations. Comberbach Primary School is rated Good by Ofsted. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams



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