



Goosebrook Close | Comberbach | CW9 6BX

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- Detached house with 4 bedrooms
- Gas central heating & PVCu double glazed
- Garage and established rear gardens
- Favoured village close to primary school

This spacious detached family home enjoys a pleasant position in a sought-after village location and is offered with no onward chain. The accommodation includes an entrance hall, cloakroom, impressive dual-aspect lounge/diner with patio doors stepping into the garden, and a large breakfast kitchen. Upstairs are four generous bedrooms and a family

bathroom. Well maintained and presented in clean, tidy condition, the property would benefit from some modernisation, providing an excellent opportunity to update the kitchen, bathroom, and décor to suit individual tastes. There is also scope to extend the house subject to the usual planning consent. Outside, there is a garage, driveway parking, and a fully

enclosed rear garden which provides a high degree of seclusion and maturity together with a sunny aspect. This property is expected to be a long term family home for many years to come.



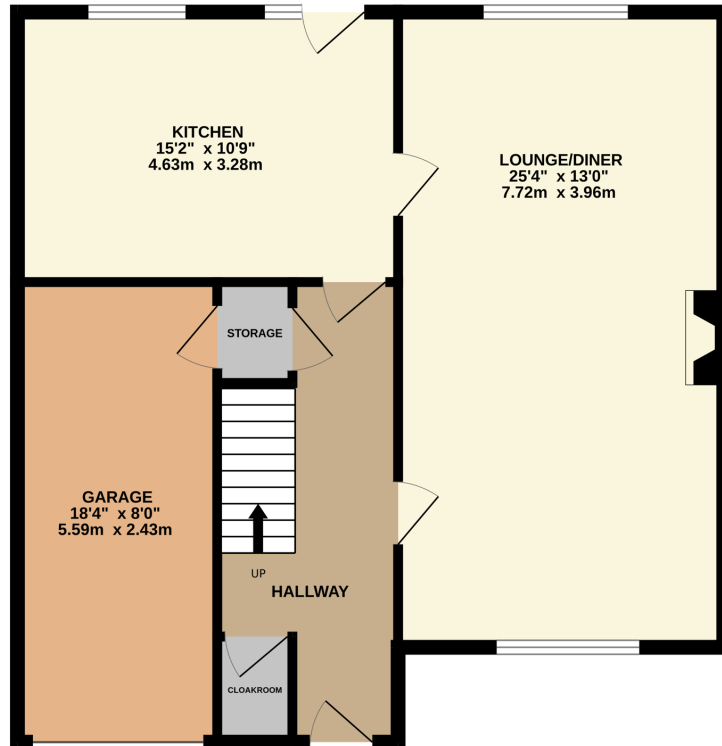
The property commands a splendid position within a quiet cul de sac and is part of the desirable village of Comberbach. Often described as a village with a thriving community spirit, there are several amenities nearby including a convenience store, excellent memorial hall with bowling club, children's play area with green space, highly rated nursery/primary school and reputable public house. Notably the area is surrounded by beautiful open countryside and just a short walk away is the delightful Marbury Country Park connecting to Anderton Nature Reserve which is home to the historic boat lift. At the same time this is an excellent commuter base as the M56 motorway is just 4.5 miles away and leads to several major commercial centres in the north west. Northwich town centre is 4 miles away and Stockton Heath 7 miles.

SERVICES : Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band E- Energy Efficient Rating TBC

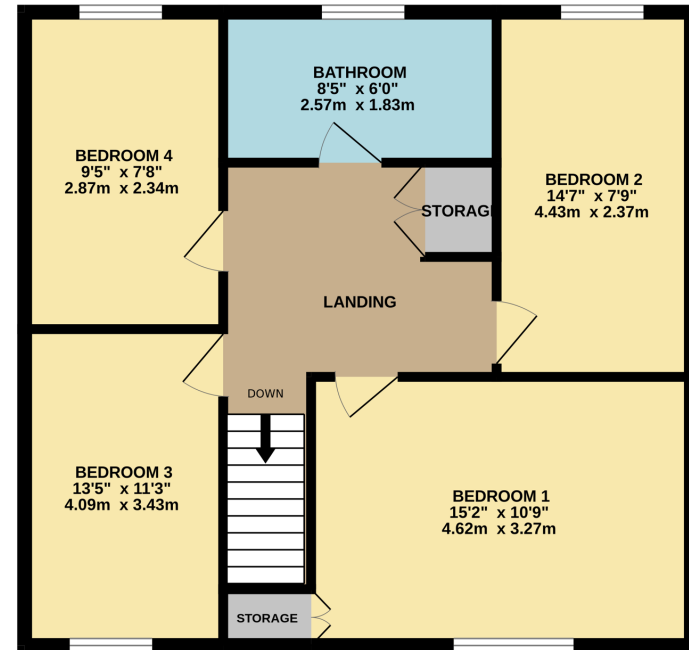
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.