



Bramhalls Park | Anderton | CW9 6AH

EDWARD
mellor



Features

- An upgraded and well presented detached house
- With 3 bedrooms and 2 bathrooms
- Conservatory with insulated roof
- Garage, driveway and private gardens
- Close to delightful open countryside

An attractive, modern detached property, well presented throughout, having been recently redecorated internally, with new flooring to the majority of the ground floor and new carpets where fitted. Outside, there is a detached garage with pitched roof providing additional storage, driveway parking for two vehicles, EV charging point and a private, good-sized

landscaped rear garden with Indian stone paving. The property benefits from gas central heating and PVCU double glazing and comprises an entrance hall, convenient WC, attractive lounge with feature bookshelves to either side of the focal point fireplace, opening through to a PVCU double-glazed conservatory with insulated roof, dining room/snug

and fitted kitchen with granite work surfaces and integrated oven, hob and microwave. To the first floor is a master bedroom with fitted furniture and en-suite shower room, two further bedrooms, with bedroom three currently fitted and used as a home office, and a family bathroom.



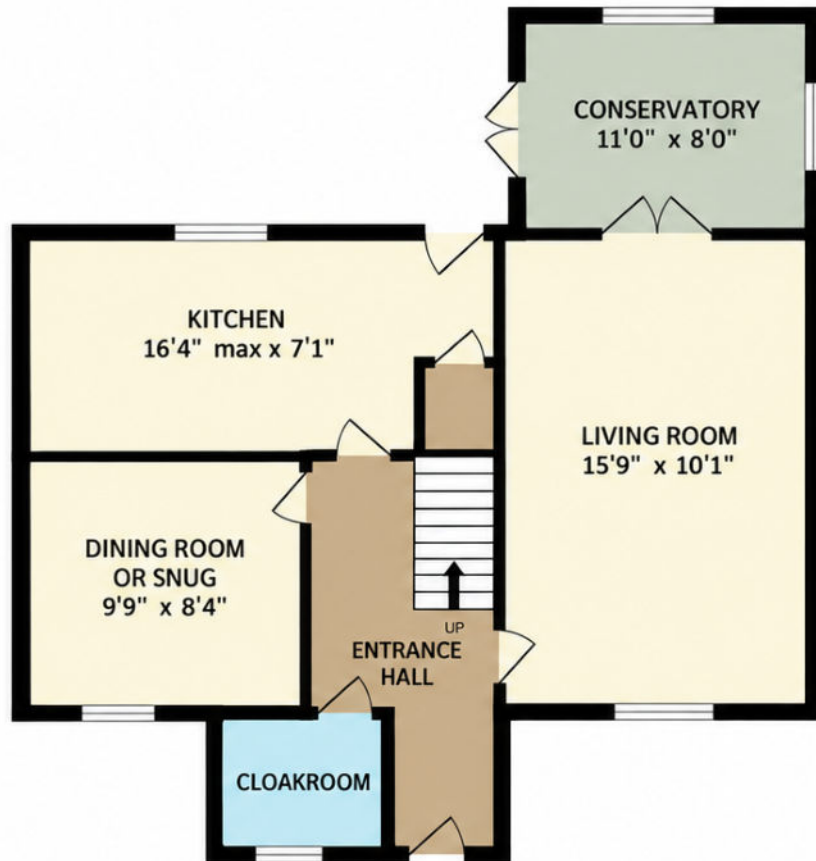
This is a long established location where buyers will be attracted to several nearby landmarks in walking distance to include Marbury Country Park, Anderton Nature Reserve with the historic boat lift and canal side walks. At the same time for commuting purposes, there is easy access to the A49 and M56 motorway leading to several major commercial centres in the north west e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich town centre is 2.3 miles away and offers excellent shopping facilities, multiplex cinema, lifestyle centre and restaurants.

SERVICES: All main services are connected. TENURE: The property is Freehold. NOTE We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Chester Council Tax Band D - Energy Performance Rating Band C

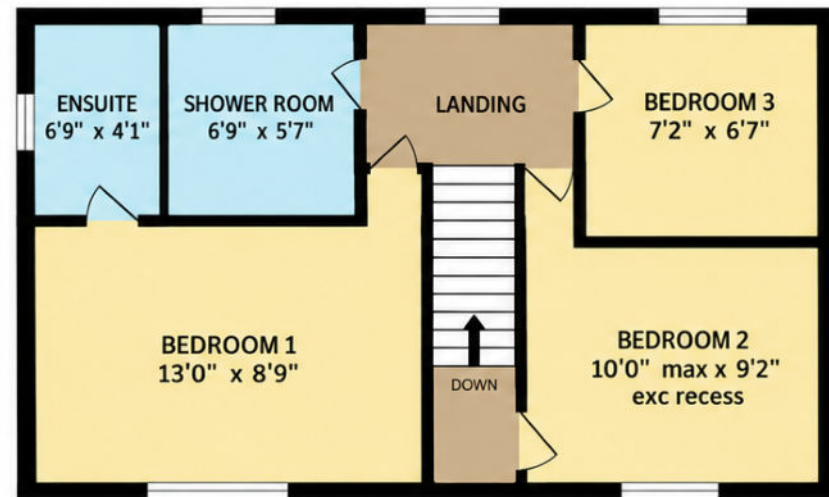
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



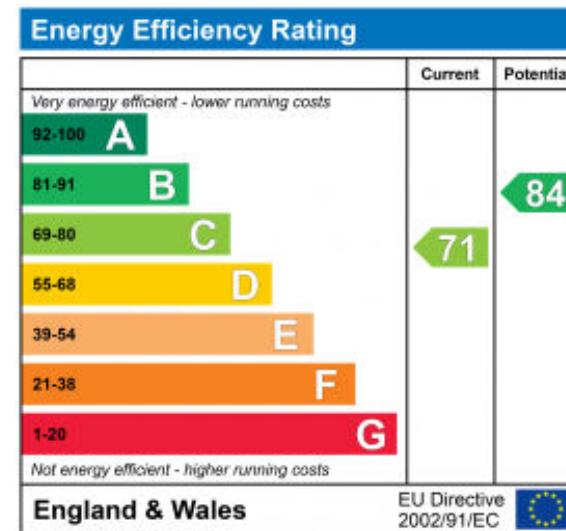
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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