

# Marston



## Location

This is a perfect location for buyers seeking a rural lifestyle. Beautiful local landmarks nearby include 'Marbury Country Park' connecting to Anderton nature reserve with the historic boat lift, 'Arley Hall and Gardens' and a 10 minute walk to the historic village of Great Budworth with it's renowned pub. Equally this area is ideal for the business traveller as the nearest M56 motorway junction is 5.5 miles away and the M6 motorway just 4 miles away giving access to many major commercial centres throughout the North West including Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Geographically the area is well placed between the centres of Northwich, Stockton Heath and Knutsford, all of which offer comprehensive shopping and leisure facilities Other neighbouring villages nearby are the popular locations of Comberbach, Pickmere and Great Budworth.



Total area: approx. 68.9 sq. metres (741.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

CHARMING Home in RURAL LOCATION close to GREAT BUDWORTH | EXTENSIVE PROGRAMME of IMPROVEMENTS | PANORAMIC VIEWS | OPEN-PLAN Dining Kitchen | LVT Flooring in HERRINGBONE Design | LANDSCAPED GARDENS. Occupying a proud position towards the head of the cul-de-sac, the re-furbished property comprises an entrance hall, lounge, dining kitchen, rear vestibule, pantry, two double bedrooms and a shower room. Gardens to front and rear.

Offers In Excess Of £240,000

# Marston Vale Road



Occupying a slightly elevated location with panoramic views across to 'Great Budworth Church', this quasi-semi-detached home has been the subject of a comprehensive programme of renovations including but not limited to a replacement dining kitchen complete with appliances and breakfast bar, 'Luxury Vinyl Tile' (LVT) flooring laid in a 'Herringbone' design, new 'Glow-Worm' combination boiler, re-wiring, some replastering, redecoration and garden landscaping.

Ready for immediate occupation, this charming garden fronted home offers tastefully presented accommodation which is accessed through a PVC double glazed front door comprising an entrance hall featuring a staircase to the first floor and door to the lounge benefiting from a feature wall and panoramic views, dining kitchen, newly fitted with appliances and 'French' doors to the garden, rear vestibule and pantry. The first floor includes two double bedrooms and a shower room. Externally, there are well manicured gardens, patio area, lighting, outhouse and a rockery feature.

## Accommodation

### Entrance Hallway

4'1" x 3'9" (1.26m x 1.15m)

Accessed through a PVC door with a frosted double glazed oval shaped panel with 'Luxury Vinyl Tile' (LVT) flooring in a 'herringbone' design, staircase to the first floor, meter cupboard, electric consumer unit and a central heating radiator.

### Lounge

14'6" max x 10'11" (4.43m max x 3.33m)

Feature decorative wood panelled wall with an eye level power point, 'Luxury Vinyl Tile' (LVT) flooring in a 'herringbone' design, ceiling rose, television point, telephone point, PVC double glazed bow window to the front elevation and a central heating radiator.

### Dining Kitchen

13'7" x 9'5" (4.16m x 2.88m)

Brand new fitted kitchen featuring a range of base, drawer and eye level units complimented with a breakfast bar with lighting above. In addition, there are integrated appliances including a four ring induction hob with an illuminated extractor above and an oven & grill below, fridge and space for a washing machine rounded off by a stainless steel single sink drainer unit with mixer tap set in a wood grain surface with matching splashback. 'Luxury Vinyl Tile' (LVT) flooring in a 'herringbone' design, PVC double glazed patio door opening onto the garden, inset lighting, two PVC double glazed windows to the side elevation and a central heating radiator.



### Rear Vestibule

6'2" x 3'10" (1.88m x 1.18m)

'Luxury Vinyl Tile' (LVT) flooring in a 'herringbone' design, door to the back garden and an opening into the:

### Pantry

3'10" x 3'0" (1.18m x 0.92m)

'Luxury Vinyl Tile' (LVT) flooring in a 'herringbone' design and shelving storage.

### First Floor

#### Landing

6'4" x 3'7" (1.94m x 1.11m)

PVC double glazed window to the side elevation, loft access and a central heating radiator.

#### Bedroom One

17'11" x 10'11" (5.47m x 3.34m)

Walk-in storage providing hanging space with double doors, further storage cupboard sited over the stairs recess housing the 'Glow-Worm MicraCom' combination boiler and shelving, PVC double glazed window to the front elevation and a central heating radiator.

#### Bedroom Two

11'1" x 9'7" (3.40m x 2.94m)

PVC double glazed window to the rear elevation and a central heating radiator.

### Shower Room

6'3" x 5'6" (1.93m x 1.68m)

Three piece suite including a decorative panelled cubicle with a thermostatic shower, wash hand basin set into a vanity unit with cupboard storage below all complete with a low level WC. Panelled ceiling and walls, inset lighting, laminate flooring, PVC frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

### Outside

#### Tenure

Freehold.

#### Council Tax

Band 'B' - £1,795.49 (2024/2025)

#### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### Local Authority

Cheshire West & Chester

#### Postcode

CW9 6DW

#### Possession

Vacant Possession upon Completion.

#### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

