



***20 Senna Lane, Comberbach, Northwich, Cheshire, CW9 6BQ***  
***£200,000***

*NO ONWARD CHAIN... This two bedroom semi detached property is located in the picturesque village of Comberbach and sits in a generous corner plot. Being just a short walk to the local school and other amenities this popular location provides the property also provides easy access to Northwich, Warrington and Knutsford and major commuter routes. Warmed by Oil fired central heating which is complemented with uPVC double glazing the accommodation briefly comprises entrance hall, lounge, kitchen diner, utility area and WC on the ground floor whilst to the first floor there are two bedrooms and a family bathroom. Externally the property is approached via driveway leading to a single garage with internal access and has mature gardens to the front and rear.*

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

## **Accommodation.**

### ***Entrance Hall***

***Lounge 15'08" x 11'07"***

***Kitchen Diner 14'00" x 15'03"***

### ***Utility Area***

### ***WC***

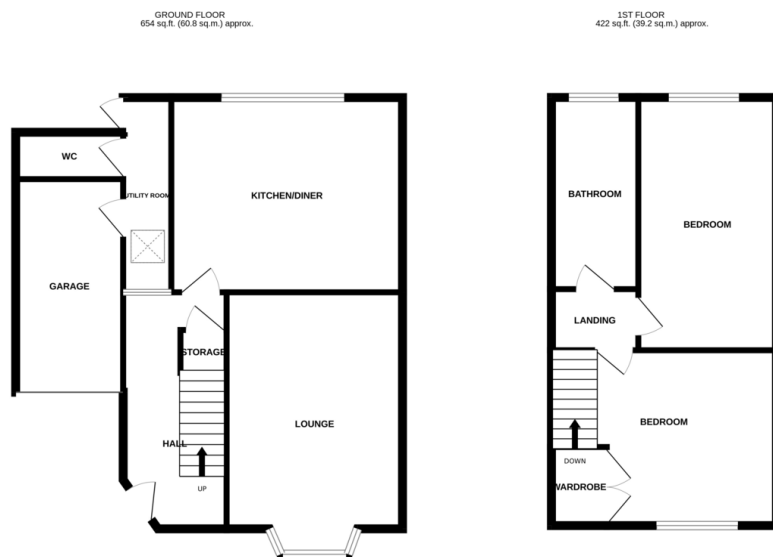
### ***First Floor***

### ***Landing***

***Bedroom One 16'06" x 9'09"***

***Bedroom Two 11'10" x 9'09"***

### ***Family Bathroom***



TOTAL FLOOR AREA: 1076 sq. ft. (100.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans 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 guidance 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 is to their operability or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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