



32 Waterside View, Rudheath, Northwich, Cheshire, CW9 7EG
£295,000

No Onward Chain... This well presented and extended detached home is situated in a convenient and desirable location and has the added benefit of solar panels and generator which provides the ultimate in economic living, giving the next lucky owner a yearly income of approximately £850.00. Accessed via the entrance vestibule leading to the lounge, dining room, kitchen, shower room and utility to the ground floor whilst upstairs are three bedrooms and a family bathroom. Externally to the front is a driveway providing off road parking and leading to the garage. To the rear you will find the lovely rear garden with well established plants and shrubs, ideal for al-fresco dining. Viewing is advised to fully appreciate.

Accommodation

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

Accessed via the entrance door, wall mounted radiator, double glazed window to the side elevation, stairs rise to the first floor and a door leads to the lounge.

LOUNGE 12' 4" x 14' 3" (3.76m x 4.34m)

With a double glazed window to the front elevation, wall mounted radiator, laminate flooring, inset spot lighting, wall mounted eco gas fire, feature pelmet lighting and a door leads to the dining room.

DINING ROOM 7' 8" x 9' 5" (2.34m x 2.87m)

With double glazed French doors that lead to the beautifully manicured gardens. Wall mounted radiator, laminate flooring and access to the kitchen.

KITCHEN 9' 5" x 7' 8" (2.87m x 2.34m)

With a double glazed window to the rear elevation, useful understairs storage and a door leads to the garage. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and gas hob with extraction over, space and plumbing for dishwasher, part tiled walls, wall mounted radiator and feature under cupboard lighting.

UTILITY ROOM 4' 7" x 5' 7" (1.4m x 1.7m)

A fantastic addition to the property, with a door that leads to the garden and a door to the shower room. Tiled flooring, space for washer and dryer and useful storage cupboards.

WET ROOM

With a double glazed opaque window to the rear elevation. A useful wet room with a low level WC, hand wash basin and shower, tiled flooring and walls, chrome towel rail.

LANDING

With a double glazed window to the side elevation, cupboard housing the water tank, loft access and doors to all rooms.

BEDROOM ONE 12' 1" x 9' 09" (3.68m x 2.97m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.

BEDROOM TWO 8' 9" x 10' 0" (2.67m x 3.05m)

With a double glazed window to the rear elevation, wall mounted radiator and a cupboard providing storage.

BEDROOM THREE 6' 5" x 6' 1" (1.96m x 1.85m)

With a double glazed window to the front elevation, wall mounted radiator and cupboard providing storage.

BATHROOM

With a double glazed window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with electric shower over, part tiled walls and wall mounted radiator.

EXTERNALLY

To the front is a driveway which provides off road parking. Well stocked gravelled borders and a side access gate which leads to the rear garden. The stunning rear garden is laid to lawn with Coral Indian Stone patio, beautifully manicured plants and shrubs and a useful storage shed. Ideal for al-fresco dining.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, 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 architect, surveyor and/or agent have not been named and no guarantee is given to the accuracy of the drawings and/or plans.
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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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