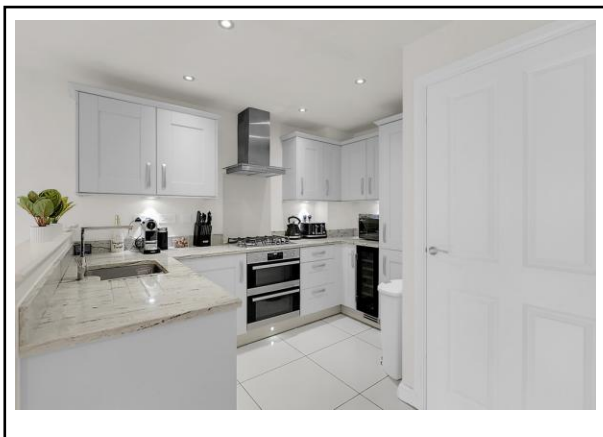
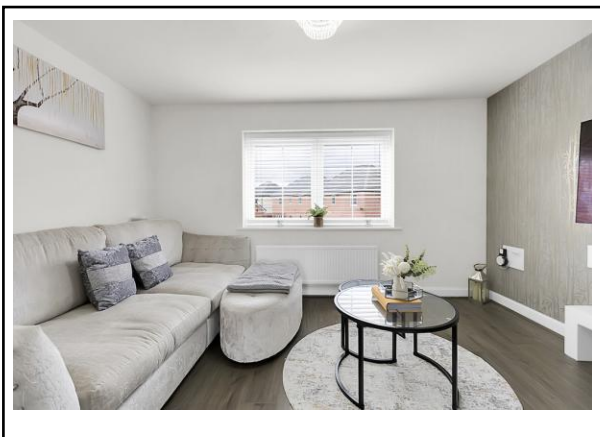




41 Aire Drive, Rudheath, Northwich, Cheshire, CW9 7NZ

£290,000

WE'VE FOUND THE ONE FOR YOU! This well presented four-bedroom semi detached home is sure to put a smile on your face as soon as you step inside. This delightful property welcomes you through an entrance hallway that leads into a fantastic kitchen and family room, providing a comfortable area for relaxing and entertaining. The modern kitchen diner offers a stylish and practical space, ideal for family meals. Bedroom four/office and a convenient guest WC completes the ground floor. On the first floor, you'll find the main bedroom with en-suite and lounge. The second floor hosts bedroom three and four and the family bathroom. Outside you'll find a driveway and to the rear an enclosed garden.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, cupboard providing useful storage, doors lead to the kitchen family area, office, tiled flooring, guest WC and stairs rise to the first floor.

OFFICE/ BEDROOM FOUR 6' 06" x 9' 0" (1.98m x 2.74m)

With a double glazed window to the front elevation and wall mounted radiator.

KITCHEN AND FAMILY ROOM 6' 09" x 19' 9" (2.06m x 6.02m)

This really is the hub of the home, great for entertaining. The kitchen area is fitted with a range of wall and base units with work surfaces over, fitted with a double oven and hob with stainless steel extractor hood over, integrated fridge freezer, wine rack, washing machine and dishwasher. The family area/ lounge diner has French doors to the rear elevation with uPVC windows either side, leading to the garden, tiled flooring and wall mounted radiator.

GUEST WC

Low-level WC, pedestal wash hand basin, radiator.

LANDING

Stairs rise to the second floor and doors lead to the lounge and the bedroom

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LOUNGE 9' 9" x 12' 8" (2.97m x 3.86m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM ONE 10' 1" x 12' 8" (3.07m x 3.86m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls, wall mounted radiator and extraction.

LANDING

Loft access, wall mounted radiator and doors leading to all rooms.

BEDROOM TWO 12' 8" x 9' (3.86m x 2.74m)

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

BEDROOM THREE 11' 4" x 11' 8" (3.45m x 3.56m)

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

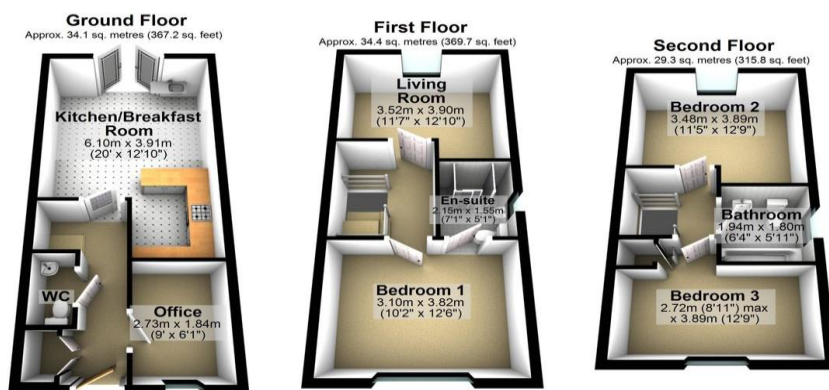
FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator, part tiled walls.

EXTERNALLY

To the front is a double width driveway providing off road parking and to the rear a low maintenance enclosed garden.





Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

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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