



8 Bennett Road, Rudheath, Northwich, cheshire, CW9 7LH
£260,000

Are you looking for a home in move in condition with nothing to do but add your own personal touch? Look no further! This beautifully presented and extended semi-detached home, set on a generous corner plot, is perfect for first-time buyers or growing families alike. The ground floor offers a welcoming entrance hall, cosy lounge, spacious kitchen diner and a modern bathroom. Upstairs, there are three well-proportioned bedrooms. Externally, the property features a driveway providing off-road parking and a good-sized garden, mainly laid to lawn with well-established shrubs and plants — the perfect space to relax or entertain.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, laminate flooring, doors to the lounge, kitchen and bathroom, stairs rise to the first floor.

LOUNGE 16' 0" x 11' 4" (4.88m x 3.45m)

With double glazed windows to the front and rear elevations, wall mounted radiator, open fire and surround.

KITCHEN/DINER 12' 1" x 15' 1" (3.68m x 4.6m)

With double glazed windows to the side and rear elevations, a door leads to the garden. A lovely light and airy kitchen, the hub of the home! Fitted with a range of base and wall units with worksurface over incorporating a ceramic sink and mixer tap. Integrated oven and hob with extraction over, integrated fridge freezer, space and plumbing for washing machine, useful understairs storage cupboard, space for table and chairs, wall mounted boiler. Wall mounted radiator.

BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising free standing bath with claw feet and centre tap with shower, low level WC and hand wash basin. Wall mounted radiator and part tiled walls.

LANDING

With a double glazed window to the rear elevation, doors to all rooms.

BEDROOM ONE 16' 0" x 8' 9" (4.88m x 2.67m)

With double glazed windows to the front and rear elevations, wall mounted radiator.

BEDROOM TWO 7' 9" x 13' 0" (2.36m x 3.96m)

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

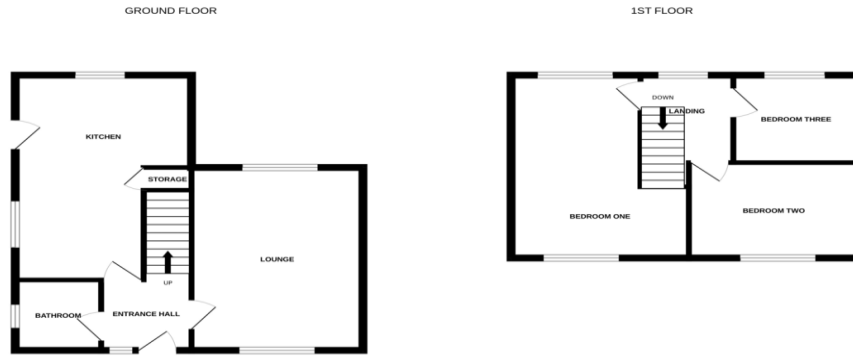
BEDROOM THREE 8' 2" x 7' 7" (2.49m x 2.31m)

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

EXTERNALLY

To the front is a driveway providing off road parking. To the side and rear is laid to lawn with well established shrubs and plants. Patio area for al-fresco dining and a useful storage shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 herein have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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