



Millers Wharf
Rode Heath, ST7 3QD

- A CANAL SIDE PROPERTY
- STUNNING LOCATION
- NO CHAIN, COUNTRY WALKS ON YOUR DOORSTEP
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- POPULAR VILLAGE OF RODE HEATH
- LOUNGE, KITCHEN/ DINER
- FIRST FLOOR UPDATED SHOWER ROOM

£179,950





Property Description

INTRO

Shaw's & Co are delighted to bring to the market this beautifully presented mews house in the well regarded Millers Wharf, situated next to the canal, in the popular village of Rode Heath. Available with no chain, this fantastic home offers spacious accommodation with scope to create the perfect home for the discerning buyer. Entrance hall, lounge, kitchen/diner, two bedrooms and an updated shower room. A lovely laid to lawn and paved rear garden. Driveway with parking for two vehicles. UPVC double glazing and gas central heating from a combi boiler. Rode Heath is a popular semi rural location nestled between Alsager and Church Lawton Hall, with easy access to both nearby countryside, amenities and local road links. Call now!

DIRECTIONS

Please follow Sat Nav with postcode ST7 3QD. From the A533 Sandbach Road, proceed through the village and turn left into Millers Wharf, and left again, where the property can be found as identified by our For Sale sign.



HALLWAY

Entered through a composite door. Staircase to the first floor. Radiator. Electric consumer unit. Cupboard housing electric meter. Central heating thermostat.

LOUNGE

14' 4" x 11' 4" (4.37m x 03.46m)

Window to the front elevation, feature fireplace with gas fire, radiator. Door to useful understairs store cupboard.

KITCHEN/DINER

14' 10" x 7' 8" (4.53m x 2.34m)

A fitted kitchen with defined area for dining. Window to the rear elevation, and access door overlooking the rear garden. A range of wall and base units, single drainer sink unit, worksurfaces. Built in electric oven, induction hob with extractor over. Inbuilt fridge. Space and plumbing for washing machine.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14' 7" x 10' 6" (4.47m x 3.22m)

Window to the front elevation, with a view to the canal. Radiator.



BEDROOM TWO

11' 7" x 7' 5" (3.53m x 2.26m)

Window to the rear elevation, radiator.

SHOWER ROOM

7' 11" x 6' 11" (2.41m x 2.13m)

Frosted window to the rear elevation. Suite comprising: double shower cubicle with mains pressured shower, low level W.C, wash hand basin. Wall panelling. Cushion flooring. Door to useful store cupboard also housing the combi boiler.

EXTERNALLY

FRONTAGE

A block paved drive provides off road parking for two vehicles. Across the road there is added benefit of further guest parking spaces;

REAR

With a fence boundary, a paved pathway leads to the pleasant garden area, which is laid to lawn with shrub borders. Timber shed. Gated access to rear entry.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Cheshire East Council

COUNCIL TAX BAND C

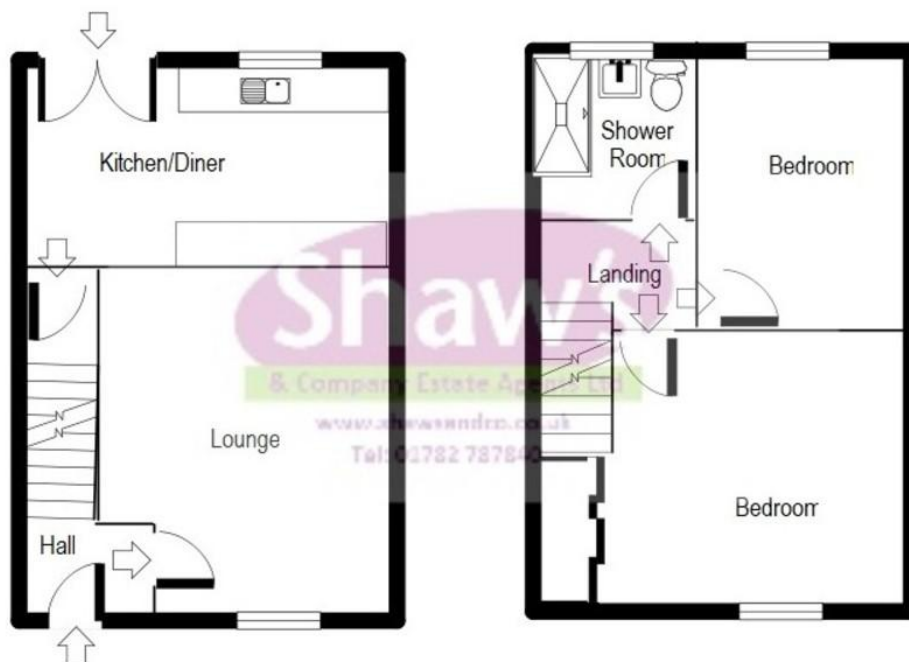
EPC RATING (PDF available online)

Current: 75C Potential: 88B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Visual Builder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements