



Cottage Close | Rudheath | CW9 7GW

EDWARD
mellor



Features

- Fantastic home of spacious design
- With three bedrooms and two bathrooms
- Recently installed fitted kitchen 2022
- Gas central heating and PVCu double glazed
- Superb sized garden and with driveway

Buyers searching for a modern stylish semi detached home which is different to others, should look no further. Deceptively spacious, this property offers an unusual and quirky layout with angled walls and many super features. With gas central heating having combi boiler fitted 2022 and

PVCu double glazing, the accommodation begins with a welcoming entrance hall, cloakroom, attractive lounge and a stunning dining kitchen newly installed in 2022 with integrated oven and microwave, 5 burner hob and dishwasher. To the first floor there is a master bedroom with en

suite shower room, two further bedrooms of good size and family bathroom. The house stands within an excellent plot having large fully enclosed rear gardens together with a driveway giving ample off-road parking.



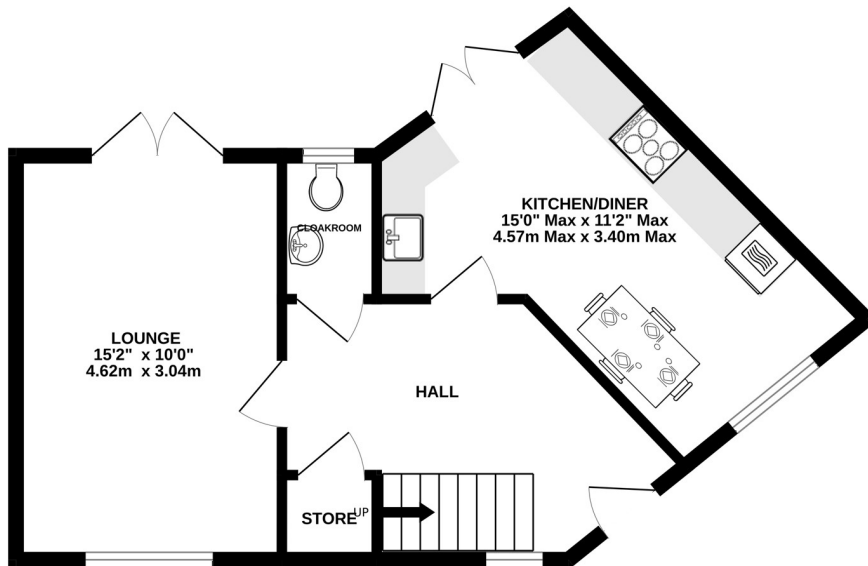
The property is well situated in a no through road and is part of an appealing and settled small estate very close to canal walks. Inside a one minute drive is access to the A556 bypass which connects directly to the M6 6 miles and the M56 11 miles and several commercial centres in the north west. The property is superbly placed for the towns of Northwich 2.5 miles and Knutsford 6.5 miles which both offer outstanding shopping and leisure facilities. For delightful countryside there are many local attractions nearby including Marbury Country Park 5.5 miles, Anderton Nature Reserve 6 miles, Tatton Park Knutsford 7 miles and Delamere Forest 10 miles. Locally there are schools for all age groups and the highly rated Sir John Deane's College 3.5 miles.

SERVICES: All main services are connected. **TENURE:** The property is Leasehold with a ground rent of £300 per annum and a lease of 250 years commencing November 1st 2009. There is a service charge payable to Trinity Estates of £50 per annum for maintenance of the communal areas. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Council Tax Band C - Energy Efficiency Rating Band C

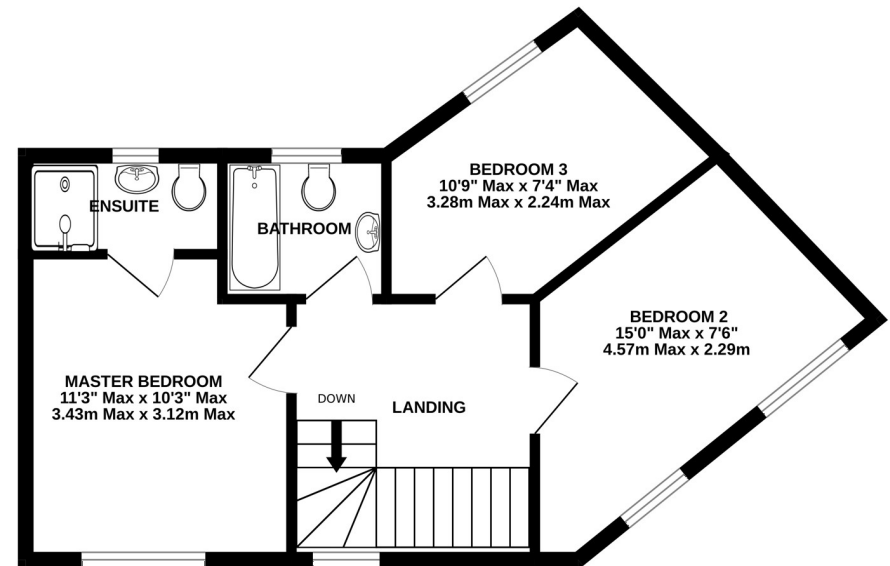
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

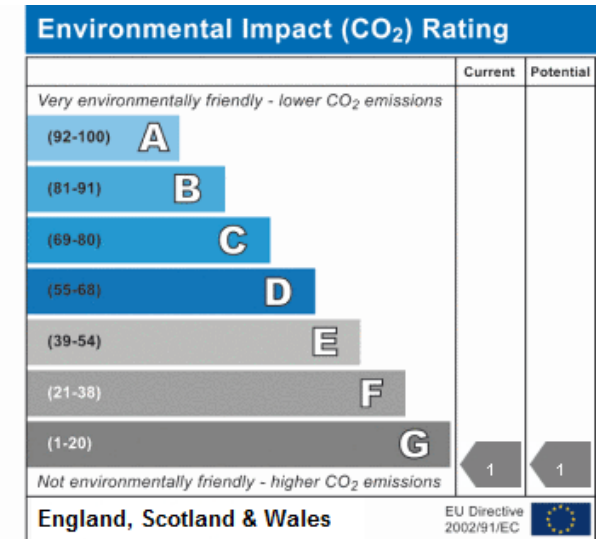
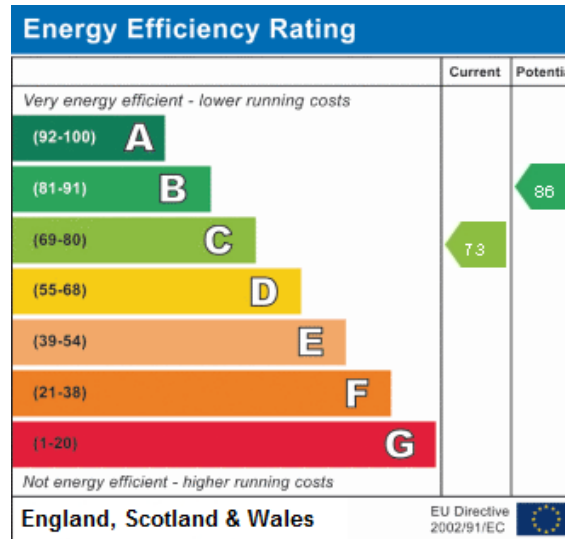
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Annual Ground Rent: £300

EPC Rating



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