



Hedgerows, Cookes Lane | Ruheath | CW9 7RS

EDWARD
mellor



Features

- A beautifully presented 4 bed 2 bath detached
- Stunning open plan living kitchen
- Leads to a fabulous garden room
- Garage and 3 car driveway
- Showcase landscaped rear garden

Hedgerows is a most attractive family home designed with a focus on space and contemporary features. One of many highlights include a fantastic open plan living kitchen which is equipped with an super range of integrated appliances and storage space. This area seamlessly flows into

a stunning garden room versatile as a dining space if needed. Having double doors which open onto a decked area and landscaped gardens. With entrance hall having double doors opening into a generous lounge and cloakroom. The first floor has a master bedroom with fitted wardrobes and en

suite, three further bedrooms and bathroom. With gas central heating and recently serviced boiler installed 2020 and PVCu double glazing. There is a garage and an excellent 3 car driveway.



The house commands a fine position in what is a long established and very popular location. Perfect for commuters, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich town centre is easily accessible and provides a comprehensive selection of shops and stores, Barons Quay shopping complex with cinema, bars and restaurants and a Waitrose store adjacent to a picturesque marina. Rudheath has local shops for essential needs, doctors, dentist and schools for both age groups nearby. Notably in close proximity there is access to delightful countryside. The historic town of Knutsford is 7 miles and has many restaurants and Tatton Park owned by the National Trust

SERVICES - Mains, Water, Gas, Electricity and Drainage. We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band D. Energy Efficiency Rating - Band D. We are informed that the property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds. By appointment with the Agent's Northwich office.

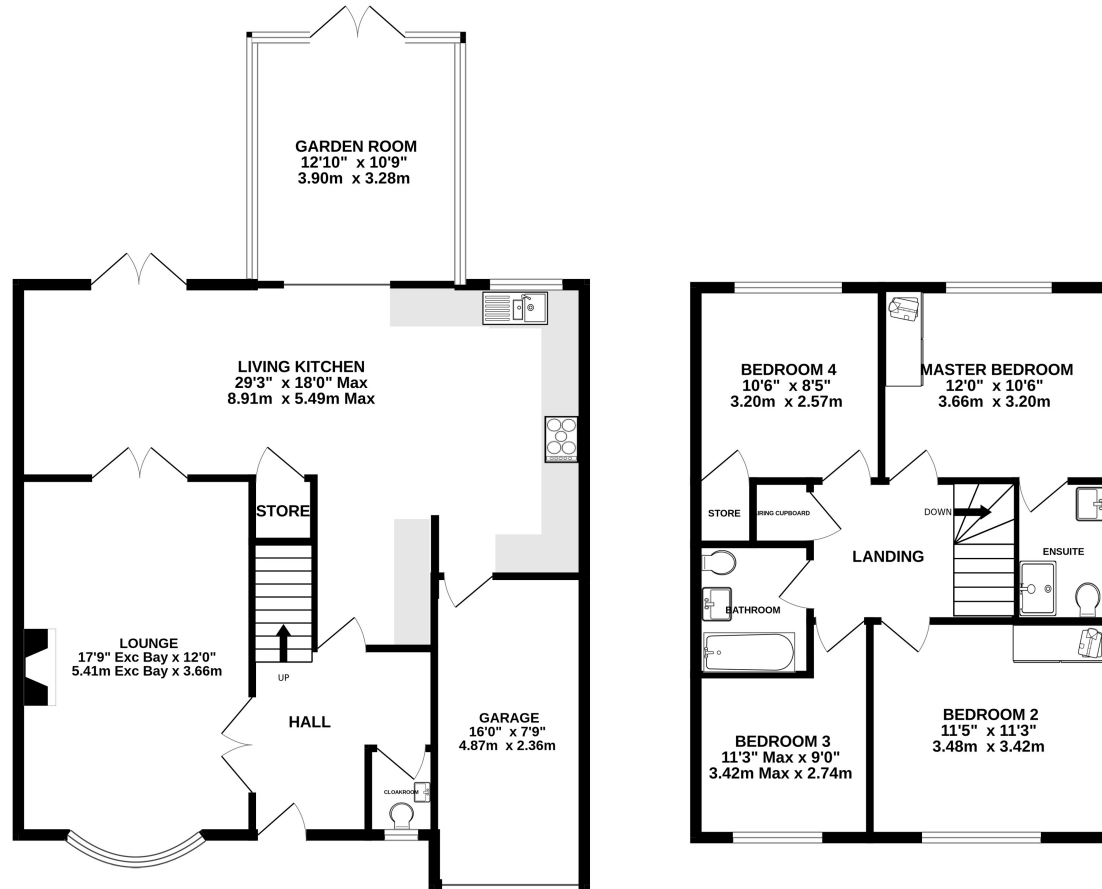


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



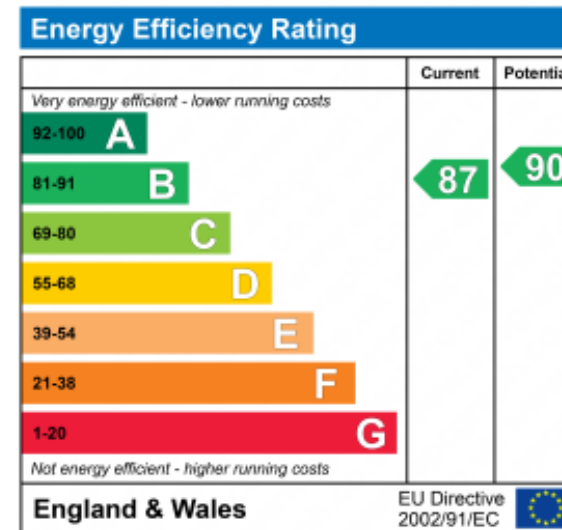
TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

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: D
- Tenure:Freehold

EPC Rating



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