



West Avenue | Rudheath | CW9 7ET

EDWARD
mellor



Features

- A fully renovated 2 bed semi detached house
- Situated on a large plot with superb parking
- Brand new fitted kitchen and bathroom
- New gas central heating & PVCu double glazed
- With no forward chain

Ready to move into with NO CHAIN, this is a beautifully renovated semi detached gem boasting many attractive features. The house is situated on a generous mature plot giving excellent off road parking, ample garden space and great potential to extend. With a new gas central heating

system with combi boiler and PVCu double glazed windows, the accommodation comprises entrance hall with useful understairs store, lounge/diner with dual aspect and French doors to rear garden, brand new fitted kitchen with integrated appliances including oven, hob, and

slimline dishwasher together with a new bathroom having rainfall shower. On the first floor there is a large dual aspect bedroom and bedroom two. Other features include new fitted carpets, newly re-plastered walls and a full electrical rewire.



The property is well situated in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store, leisure centre. There is easy access for Northwich town centre which supplies a comprehensive range of shops and stores, bars/ restaurants, pretty marina and retail park. Within a one minute drive, the A556 bypass can be reached connecting directly with the motorway network and several major commercial centres throughout the North West e.g Manchester, Warrington and Chester. It is also important to mention that delightful open countryside is close at hand and local landmarks in the area include Marbury Park 4.6 miles, Anderton Nature Reserve 4 miles and Delamere Forest 10 miles.

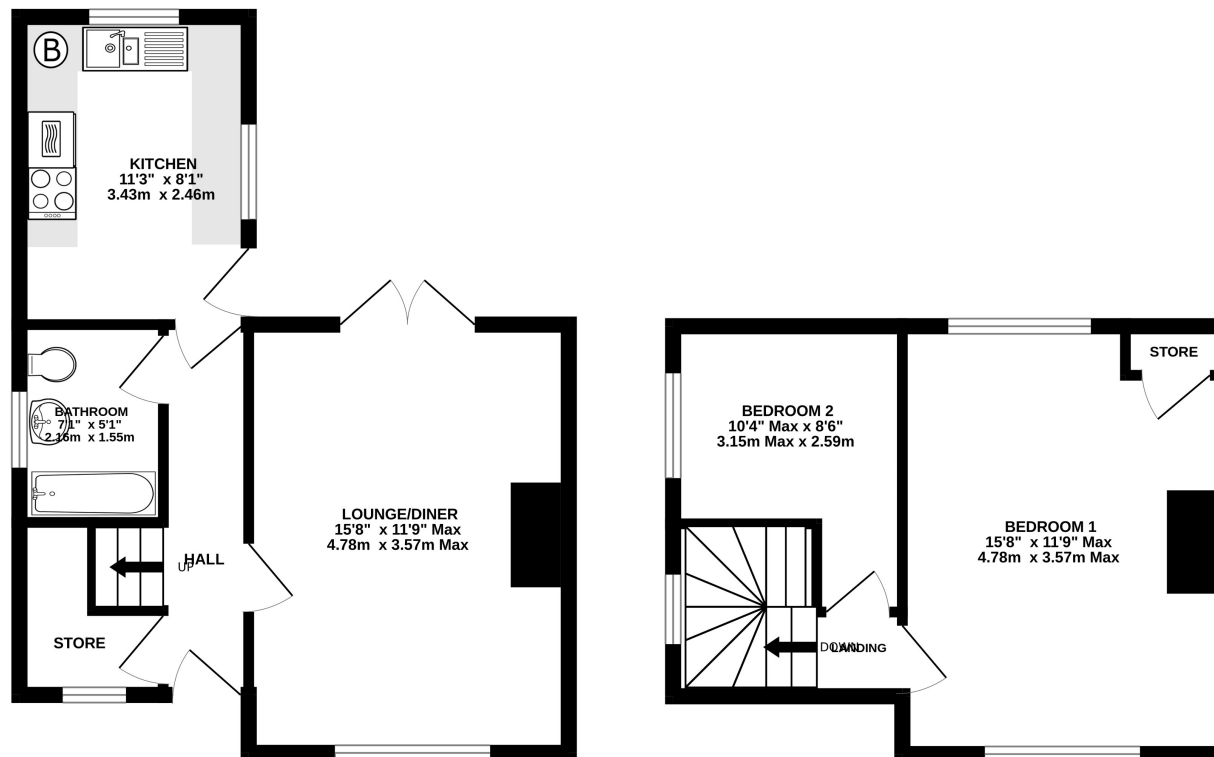
SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B = Energy Performance Rating Band TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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: B
- Tenure:Freehold

EPC Rating

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