



St. Andrews Close | Rudheath | CW9 7DH

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- A modern detached family property
- With 4 bedrooms and 2 bathrooms
- Off road parking plus caravan space
- With good sized rear garden

To be sold for the first time since 1986, this is a detached house which is perfect in many ways for a growing family. The property is well situated in a small and quiet cul de sac ideal for young children. and in addition there is a rear garden of good size. Also with a driveway giving off road parking and a

very useful separate driveway opposite with space for caravan or more parking. With gas central heating and PVCu double glazing, the layout which provides potential for more improvement begins with a hall through to a spacious 24ft lounge/diner and kitchen. There is an excellent

garage conversion which can used as bedroom 4 with en suite shower room or as a work from home space, playroom etc. On the first floor there is a large master bedroom, 2 further bedrooms and bathroom.



The property occupies an excellent position in a long established and very popular location. Around 1.6 miles away is the town centre providing an excellent choice of shops and stores, retail park, Waitrose supermarket with a picturesque marina, multiplex cinema, and memorial court with swimming pool and gym. For commuting the A556 is less than a minute drive and connects with the motorway network and many major commercial centres throughout the north west e.g. Manchester International Airport, Manchester Chester, and Warrington. Within walking distance is a primary school and nursery, Rudheath senior academy and a Co-op convenience store.

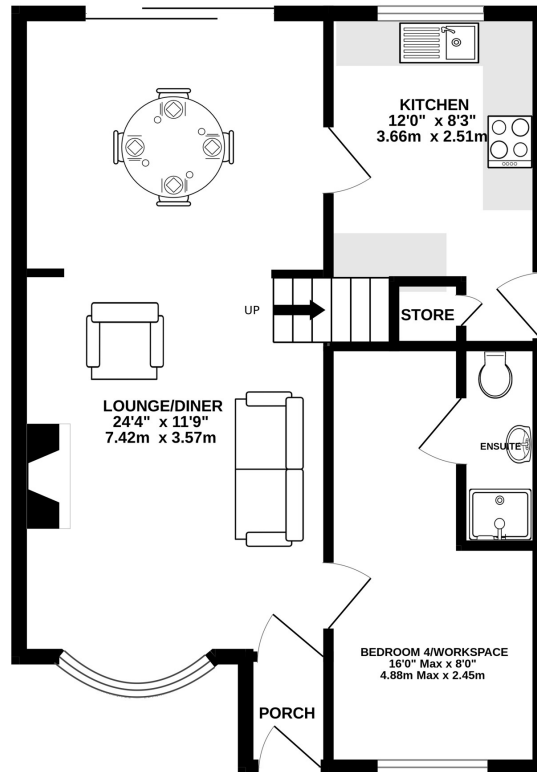
SERVICES: Mains water, gas, electricity, and drainage. TENURE: The property is Freehold and free from chief rent. NOTE: None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. ASSESSMENTS: Cheshire West and Chester Council Tax Band D - Energy Performance Rating C

ADDITIONAL PARKING

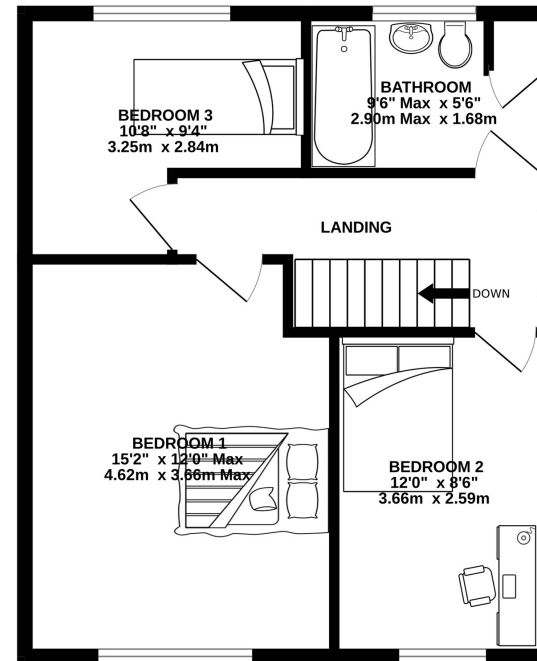
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

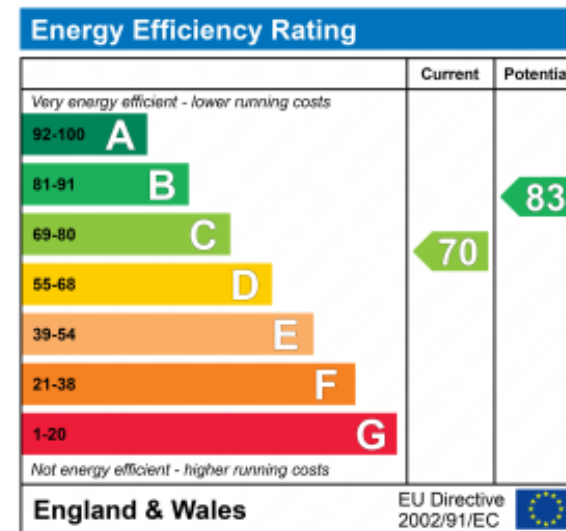
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



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