



St. Johns Close | Rudheath | CW9 7DZ

EDWARD
mellor



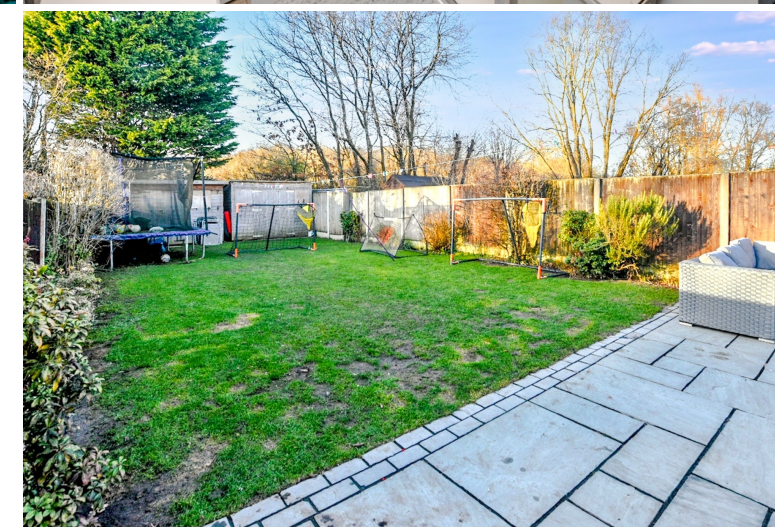
Features

- A well appointed 3 bed end property
- Lounge, open plan kitchen/diner & conservatory
- Gas central heating & PVCu double glazed
- Off road parking and superb family garden
- Quiet cul de sac backing onto parkland

Take a look at this property which stands in a superb plot with an attractive good sized rear garden which provides a high degree of seclusion and maturity. In addition there is a driveway giving excellent off

road parking. The interior is well presented and enjoys the benefits of gas central heating with a recently installed combi boiler and PVCu double glazed windows. The accommodation in summary comprises

entrance porch, 18ft lounge, 18ft open plan kitchen/diner with an integrated oven and hob, PVCu double glazed conservatory and utility space. To the first floor there are three bedrooms and an upgraded shower room.



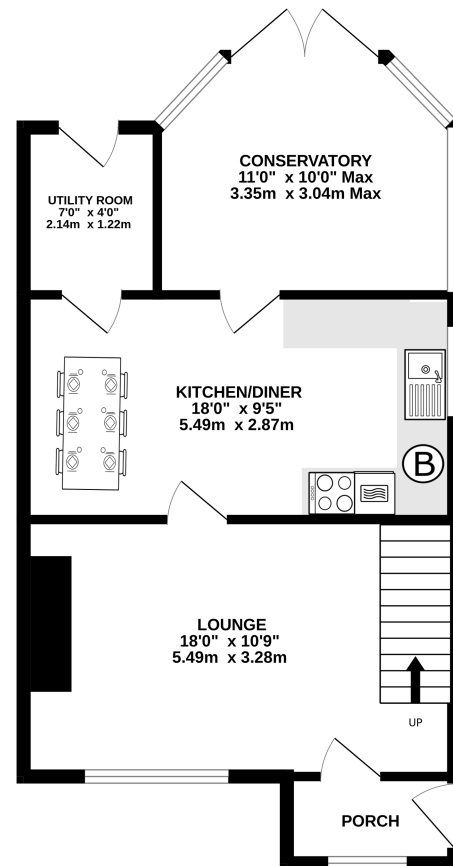
The property is well situated in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store and leisure centre. There is easy access for Northwich town centre which supplies a comprehensive 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 notable 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

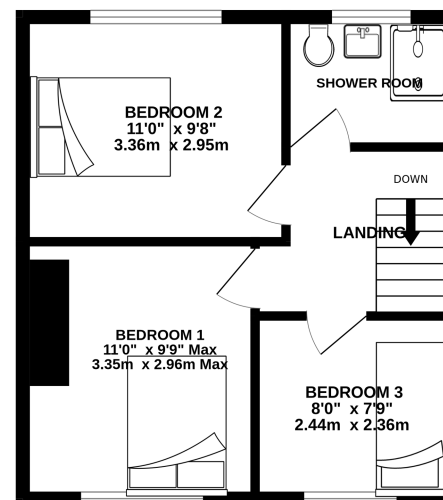
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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: B
- Tenure:Freehold

EPC Rating

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