



Marlowe Road | Rudheath | CW9 7GA

EDWARD
mellor



Features

- An attractive 3 bed en suite semi detached
- Garage and excellent driveway
- Secluded rear garden with sunny aspect
- Gas central heating and PVCu double glazed
- Near to local amenities and town centre

This is a modern and appealing semi detached house which has the external features of a garage and long private driveway providing ample off road parking. There is a private and fully enclosed rear garden which offers a sunny south facing orientation. With gas central heating operated by a

combi boiler and PVCu double glazing windows, the accommodation in summary comprises, entrance hall, lounge with bay window having double doors opening to the dining room and kitchen with a built in oven and hob. To the first floor, the master bedroom has an en suite shower room, there are two

further bedrooms and family bathroom. An early inspection of this house comes highly recommended.



The property is well situated enjoying a private and open rear aspect forming part of a popular well established development. Within one mile is the A556 which links to the M6 and M56 motorways and several major commercial centres in the North West e.g. Manchester, Chester, Warrington and Liverpool. Manchester International Airport is 16 miles away. Northwich town centre is only 2 miles with great shopping facilities, bars, restaurants and leisure complex. Knutsford is 8 miles distant. There is easy access to delightful landmarks such as Tatton Park, Marbury Country Park, Neumann's Flash and Anderton Nature Reserve.

Mains, Water, Gas, Electricity and Drainage. We must advise prospective buyers 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 C. Energy Efficiency Rating - Band C. The property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds.

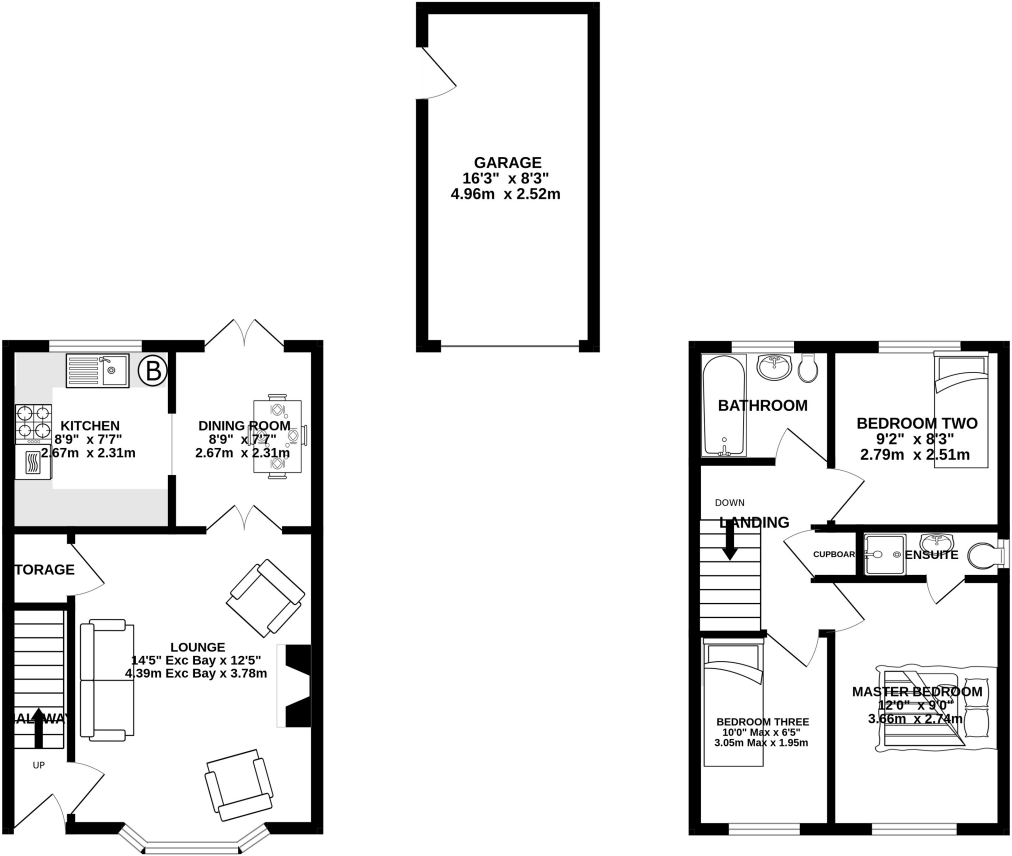


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



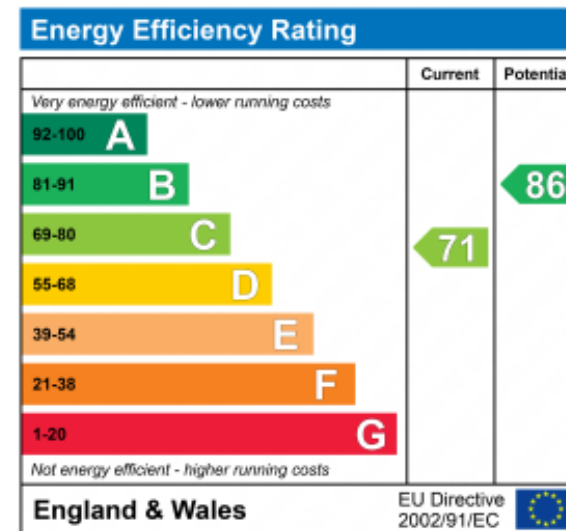
TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

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: Freehold

EPC Rating



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