



Roberts Drive | Rudheath | CW9 7JZ

EDWARD
mellor



Features

- Traditional 3 bedroomed semi detached house
- Superb off road parking for several vehicles
- Secluded fully enclosed gardens
- Gas central heating & PVCu double glazed
- Up to date fitted kitchen and bathroom

This is a much improved and well presented semi detached property which enjoys the advantage of an excellent wide driveway with room for several vehicles. To the rear there are private fully enclosed gardens. With

gas central and PVCu double glazing, the accommodation in summary comprises entrance hall, attractive dual aspect lounge with the focal point of a feature fireplace, modern fitted kitchen with integrated appliances having

access to a useful sun room and an upgraded bathroom with shower fitted. To the first floor there is a impressive master bedroom with dual aspect and two further bedrooms or one as a work from home space..



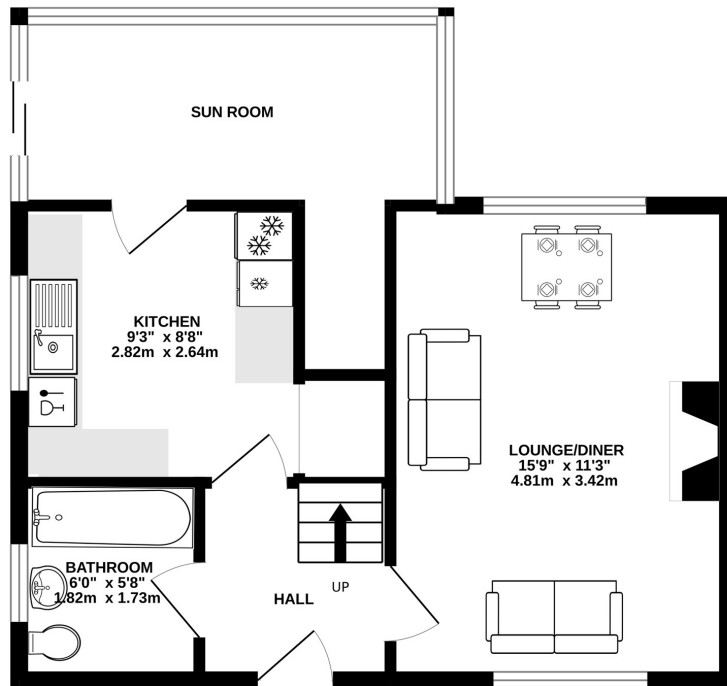
The property is well situated at the end of a quiet cul de sac in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery, convenience store, leisure centre and doctors surgery. There is easy access for Northwich town centre 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 nearby include Marbury Country Park, Anderton Nature Reserve and Delamere Forest.

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 C

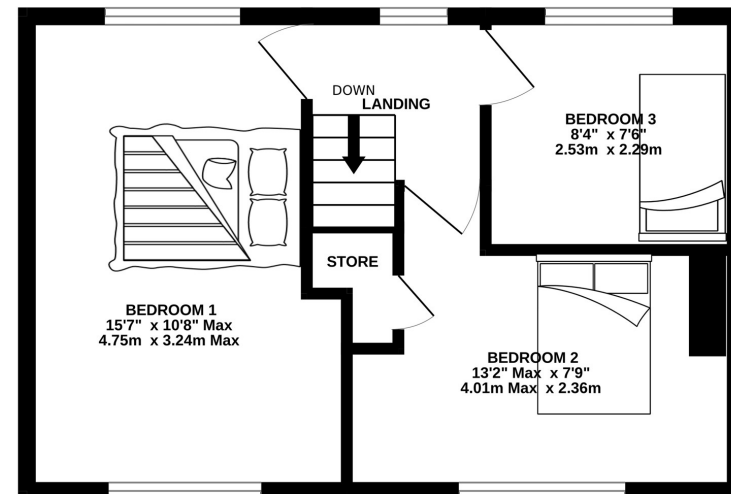
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

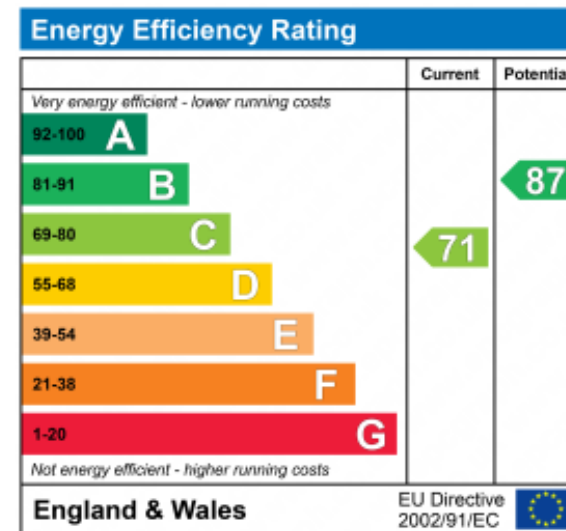
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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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