



Central Road | Rudheath | CW9 7EN

EDWARD
mellor



Features

- WITH NO FORWARD CHAIN
- Attractive 3 bed semi detached
- Superb potential to modernise
- Garage, driveway and garden
- Easy access to motorway

A most attractive bay fronted semi detached property which offers great potential to further improve. This vacant house features gas central heating and a spacious layout making it an ideal project for buyers looking to

create their dream home. The accommodation in summary comprises entrance hall, bay fronted living room, a spacious lounge/diner and kitchen with scope to upgrade. Upstairs there are three bedrooms and a family

bathroom. Outside the property has a long driveway leading to a detached garage together with established gardens to the front and rear.. Early viewing is highly recommended.



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 and 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. 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.

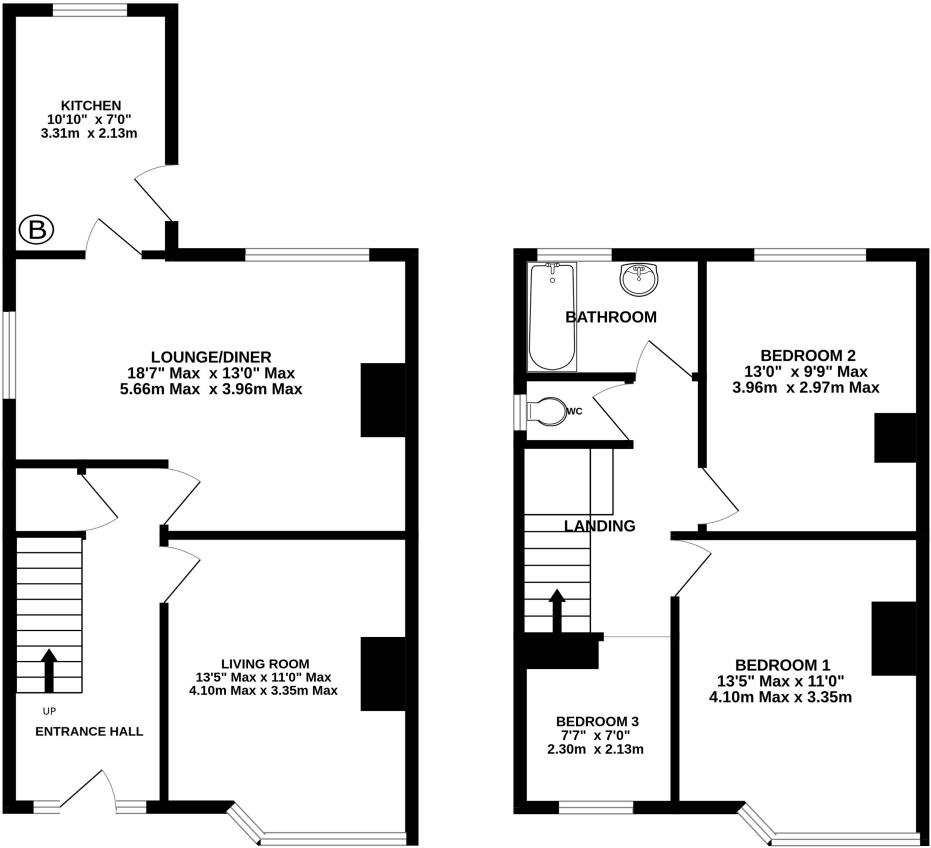
SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band C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

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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: C
- Tenure:Freehold

EPC Rating

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