



Malam Drive | Rudheath | CW9 7LA

EDWARD
mellor



Features

- A traditional 3 bed semi detached property
- Can be purchased with no chain
- Gas central heating & PVCu double glazed
- Off road parking and garden
- At the end of a quiet cul de sac

CHAIN FREE - Of attractive appearance, a traditional semi detached property enjoying the benefits of gas central central with a recently installed and serviced 4 year old boiler and PVCu double glazing. The layout of the house in summary

offering some scope for further improvement begins with an entrance hall giving access to a dual aspect lounge with patio doors to garden, modern fully tiled shower room and a kitchen/diner leading into an appealing conservatory. To the first floor there are

three bedrooms including a spacious main bedroom with dual aspect. Outside there is a gated driveway providing off road parking and a fully enclosed rear garden.



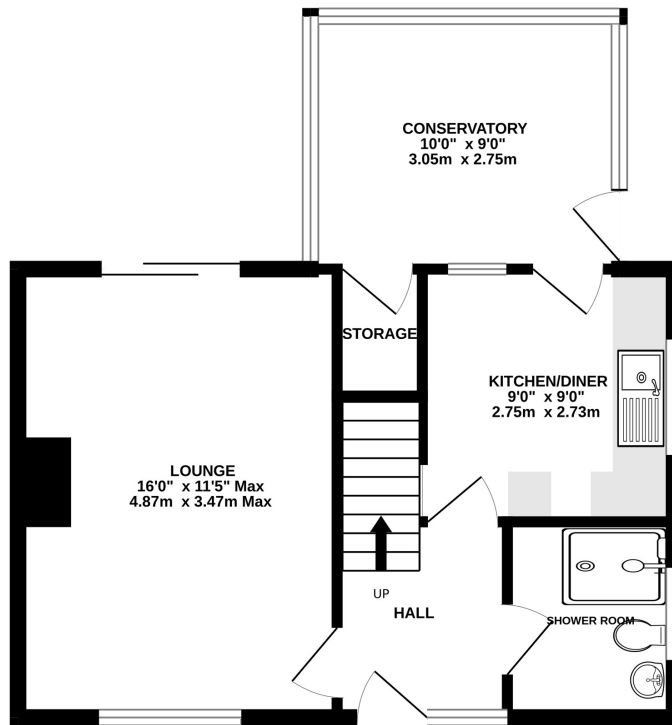
The property is well situated at the end of a quiet no through road in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store and leisure centre. There is easy access for Northwich town centre which offers a comprehensive range of shops and stores, bars/restaurants, picturesque 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 4.8 miles, Anderton Nature Reserve 4.4 miles and Delamere Forest 11 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

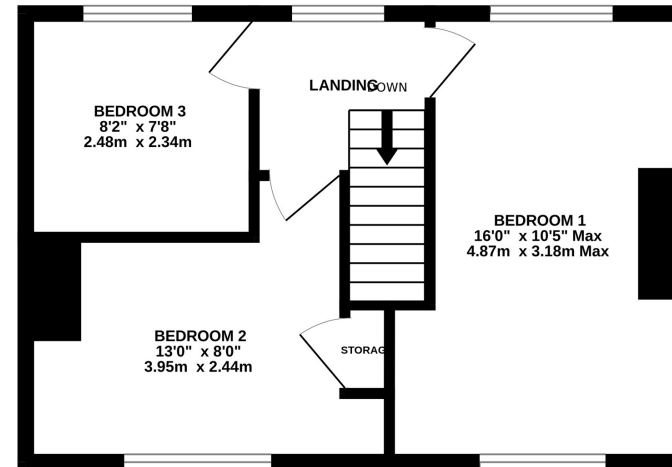
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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