



Waterside View | Rudheath | CW9 7EG

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- Spacious detached family house
- Lounge and open plan dining kitchen
- 4 bedrooms and 2 bathrooms
- Private garden with direct access to canal

Well priced for an early sale. Take the first step and arrange a viewing. Set apart from other similar property and a rare find - this impressive detached family house offers access from a secluded garden setting to the Trent & Mersey canal with scenic views and leisurely walks.

With gas central heating and PVCu double glazing, the well maintained layout comprises entrance hall, bright and generous lounge with bay front having double doors through to an open plan living kitchen, utility room and cloakroom. With a master bedroom having fitted wardrobes and

en suite shower room, three more bedrooms or one as a work from home space and house bathroom. Outside there is an integral garage with potential to convert into more living space if needed, excellent driveway for two vehicles and ample garden frontage.



The house is situated in a prime location backing onto to the Trent and Mersey canal in what is a long established and very popular location. Perfect for commuters, the A556 is a short drive away and connects to the motorway network and many major commercial centres throughout the North West. Northwich town centre is easily accessible and provides a comprehensive selection of shops and stores, Barons Quay shopping complex with cinema, bars and restaurants and a Waitrose store adjacent to a picturesque marina. Rudheath has local shops for essential needs, doctors, dentist and schools for both age groups nearby. Notably in close proximity there is access to delightful countryside. The historic town of Knutsford is 7 miles and has many restaurants and Tatton Park owned by the National Trust.

SERVICES - Mains, Water, Gas, Electricity and Drainage. We must advise prospective purchasers 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 D. Energy Efficiency Rating - Band D. We are informed that the property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds. By appointment with the Agent's Northwich office.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Ground Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)

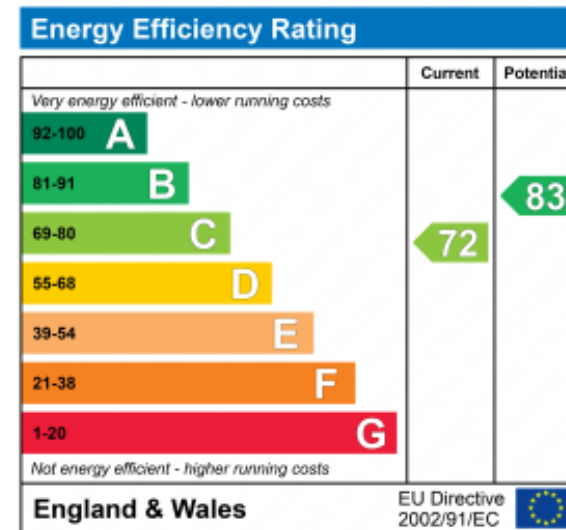


Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



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