



8 FARM ROAD, RUDHEATH,
NORTHWICH, CW9 7DY

£270,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented END TERRACED HOME property located in RUDHEATH. The accommodation includes: Hallway, WC, Lounge / Dining Room, Conservatory and Kitchen to the ground floor, THREE BEDROOMS and BATHROOM to the first floor and LOFT ROOM (currently set up as a bedroom) to the second floor. Externally there is an enclosed garden to the rear elevation and off road parking to the front elevation. Call us now to book your viewing!

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Entrance Hallway

Accessed via double glazed front entrance door. Double glazed window to the side elevation. Radiator. Doors to WC & Lounge.

WC

Low level WC and wash hand basin. Double glazed window to the side elevation.



Lounge

Double glazed bay window to the front elevation. Laminate Flooring. Feature fireplace with inset log burner. Two radiators. Wooden folding doors to the conservatory.



Conservatory

Brick built with double glazed windows to three sides. Double glazed window to the rear elevation. Laminate flooring. Radiator.



Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Washing Machine, Tumble Dryer, Dishwasher and Fridge Freezer. Inset electric oven with hob and extractor above. Double glazed windows to the rear and side elevation. Radiator.



Landing

Double glazed window to the side elevation. Doors to all bedrooms and bathroom. Doorway leading to staircase and loft room.



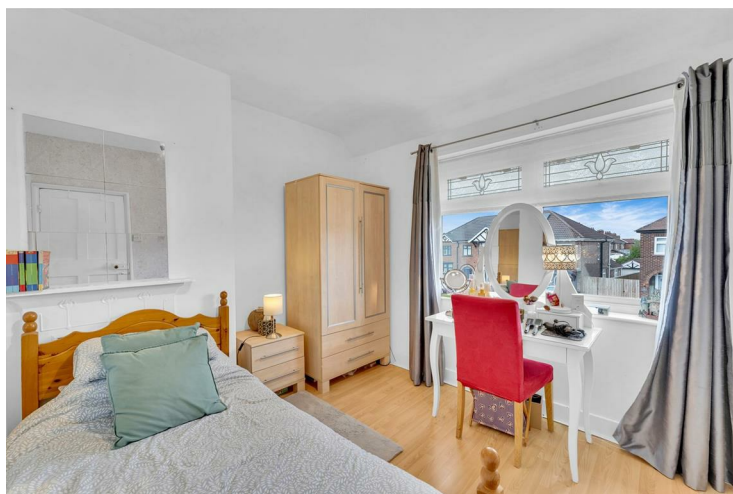
Master Bedroom

Double glazed window to the rear elevation. Feature fireplace. Built in storage cupboard. Laminate flooring. Radiator.



Bedroom Two

Double glazed window to the front elevation. Laminate flooring. Feature fireplace.



Bedroom Three

Double glazed window to side elevation. Radiator.



Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: B

Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Radiator. Inset spotlights.



Loft Room (Currently used as a bedroom)

Two Velux style windows to the rear elevation.



Externally - Front

Off road parking.



Externally - Rear

Enclosed rear garden with patio area. Decked seating area. Lawned Garden. Planting Area. Outdoor storage cupboard. Gated Access to the front elevation.





8 Farm Road, Rudheath

DETAILS
Total area: 103.43 m²
Living area: 103.43 m²
Floors: 3
Rooms: 11

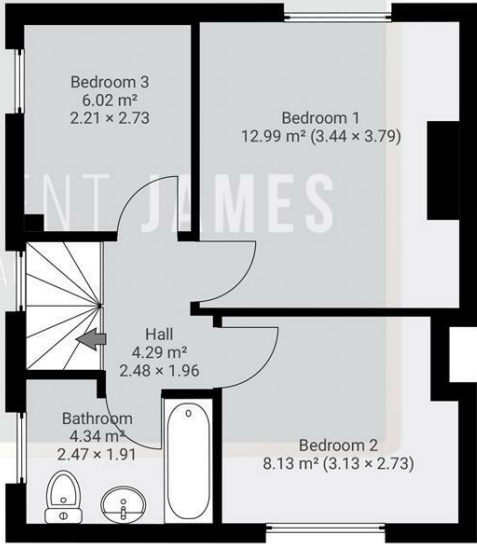
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0.0 0.5 1.0 1.5 2.0 2.5m
1:68

▼ **Ground Floor** TOTAL AREA: 51.18 m² • LIVING AREA: 51.18 m² • ROOMS: 5



▼ **1st Floor** TOTAL AREA: 35.75 m² • LIVING AREA: 35.75 m² • ROOMS: 5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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