



275 MIDDLEWICH ROAD,  
RUDHEATH,

£300,000



Vincent James Estate Agents are thrilled to present this exquisite three-bedroom semi-detached family home, ideally situated on Middlewich Road in Northwich, just a short stroll from the vibrant town centre. This property offers a perfect blend of comfort and convenience, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a spacious hallway that leads to a charming lounge, perfect for relaxation. The heart of the home is undoubtedly the impressive kitchen diner, which provides an inviting space for both dining and entertaining guests. This area also grants access to a practical utility room, enhancing the functionality of the home.

The first floor boasts three well-proportioned bedrooms, each offering ample space and natural light, along with a family bathroom that caters to all your needs. The property is further complemented by a generously sized rear garden, ideal for outdoor activities and family gatherings. Additionally, an out-building is available, providing an excellent opportunity for those who work from home or require extra space for a business venture.

Parking is a breeze with space for up to three vehicles on the driveway, ensuring convenience for you and your guests. With its fantastic features and prime location, this property is not to be missed. We invite you to get in touch today to arrange a viewing and discover all that this delightful home has to offer.

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## Entrance Hallway



Accessed via the front door. Staircase leading to first floor. Access to Lounge and Kitchen Diner.

## Utility



Wall mounted boiler. Space for appliances.

## Lounge



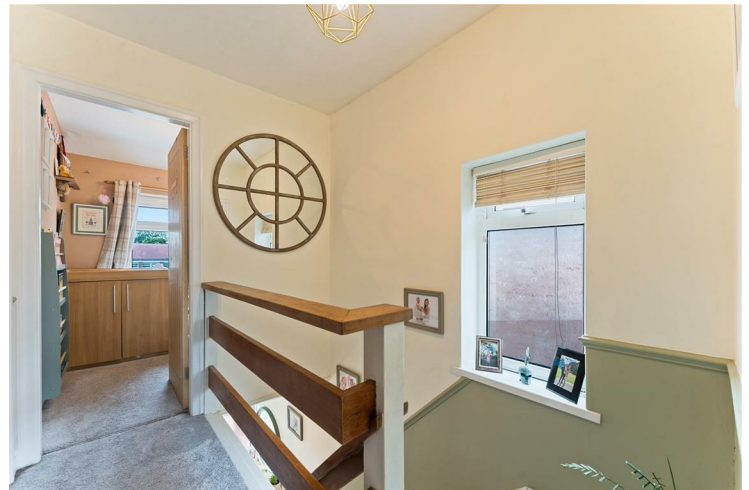
Bay fronted window with sliding doors to Kitchen Diner.

## Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Central Island. Fireplace breast with space for a log burner. Wall mounted vertical radiator. Doors to rear garden. Access to Utility Space.

## Landing



Providing access to three bedrooms and the bathroom.

## Master Bedroom



Double glazed window. Inset storage.

## Bedroom Two



Double glazed bay window.

## Bedroom Three



Multi-functional space currently being used as a child's bedroom.

## Bathroom



Bathtub with overhead shower, WC, hand wash basin.

## Outbuilding



Currently being used as an office space. With power and light.

## Externally (Front)



Spacious Driveway. Access to the rear garden. Lawned front garden.

## Externally (Rear)



Spacious, with access to outbuilding. Lawned and fenced with various seating areas.

## 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: C

## AML & Financial Qualification

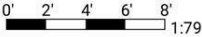
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable. All offers will be verified by our in house financial advisors.



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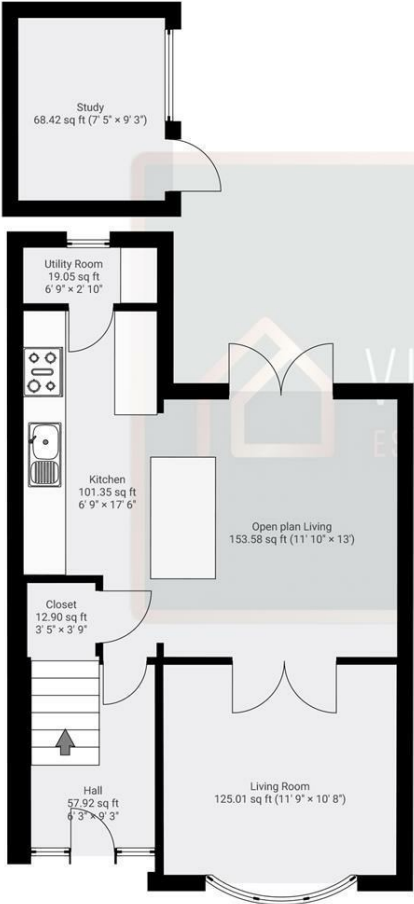
DETAILS  
Total area: 966.56 sq ft  
Living area: 966.56 sq ft  
Floors: 2  
Rooms: 12

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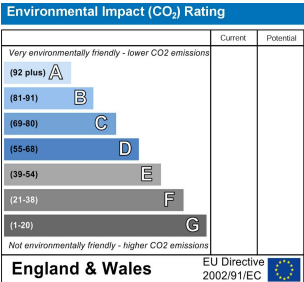
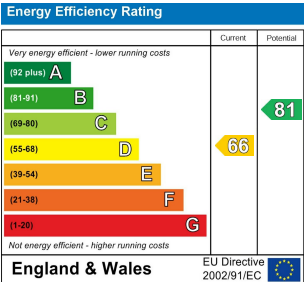
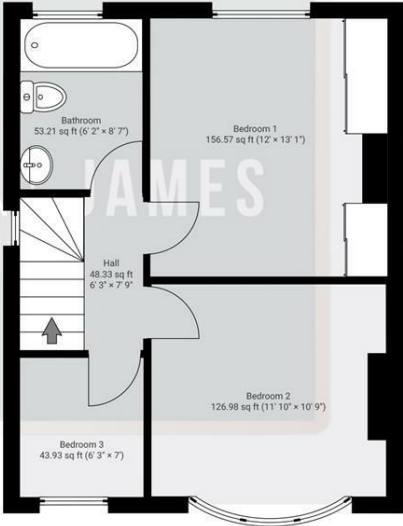
▼ Ground Floor

TOTAL AREA: 537.85 sq ft • LIVING AREA: 537.85 sq ft • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 428.71 sq ft • LIVING AREA: 428.71 sq ft • ROOMS: 5



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