



18 WRIGHT AVENUE, RUDHEATH,
NORTHWICH, CW9 7LG

£200,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SEMI DETACHED property located in RUDHEATH. The accommodation includes: Hallway, Lounge, Kitchen & Bathroom to the ground floor and TWO BEDROOMS to the first floor. Externally there is an enclosed garden and OFF ROAD PARKING. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door. Double glazed window to the front elevation. Stairs to first floor. Radiator. Doors to Lounge, Kitchen & Bathroom.



Lounge

Double glazed window to the front elevation. Double glazed window to the rear elevation. Radiator.



Kitchen

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset Sink. Inset oven with hob and hood above. Inset Fridge & Freezer. Space for Washing Machine & Tumbler Dryer. Storage Cupboard. Double glazed windows to the rear and side elevation. Double glazed access door to the rear elevation.



Bathroom

Low level WC, wash hand basin and bath with shower above. Double glazed window to the front elevation. Part tiled walls. Tiled Floor. Radiator. Inset Spotlights.



Landing

Double glazed window to the rear elevation. Doors to bedrooms.

Master Bedroom

Double glazed windows to the front and rear elevation. Storage Cupboard.



Bedroom Two

Double glazed windows to the front and rear elevation. Two Storage Cupboards.



Externally - Front

Driveway providing Off road parking.



Externally - Rear

Paved patio leading to lawned garden. Access gate to the front elevation,



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

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 Qualificaton

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

TEL: 01606 663939



18 Wright Avenue,
Rudheath

DETAILS
Total area: 650.58 sq ft
Living area: 650.58 sq ft
Floors: 2
Rooms: 12

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ Ground Floor

TOTAL AREA: 365.89 sq ft • LIVING AREA: 365.89 sq ft • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 284.69 sq ft • LIVING AREA: 284.69 sq ft • ROOMS: 6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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