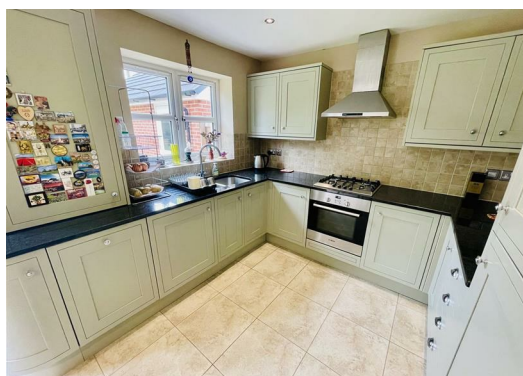




Wright Marshall
Estate Agents

1 ASTLES GARDENS, RUDHEATH, NORTHWICH
CW9 7XL

OFFERS OVER £320,000



A high quality modern property positioned on a small cul-de-sac of five properties located within walking distance to Northwich train station

Description

Purchased by the current vendors from new in 2015 this detached dwelling forms part of a small unique development of five properties located on a private road off Shipbrook Road in Rudheath.

Built by renowned Cheshire developer, Spencer Wilkinson Construction Ltd, this property benefits from a superb external environment with high quality landscaping and a fabulous internal finish competitive with the very best available at this price range and indeed higher. The quality is demonstrated by virtue of the beautiful kitchens with solid granite worktops, high quality bathroom suites, excellent floor coverings and internal doors in addition to the clearly outstanding brickwork and attention to detail throughout.

Ground floor accommodation comprises spacious entrance hallway with wooden flooring, obscured double glazed window to the front aspect, intruder alarm control panel and doors to the downstairs WC and lounge.

The deceptively large lounge has wooden flooring throughout with double glazed windows to the front and side aspects and French doors to the kitchen/dining room, flooding the room with natural light. A large storage cupboard can be found under the stairs.

The kitchen/dining room has tiled flooring and has a range of low level and eye level cupboards together with sliding drawers and a solid black granite worktop. Integrated Bosch oven and grill with Bosch four ring gas hob over the matching multispeed extractor hood. One and a half bowl stainless steel sink with chrome mixer tap set beneath a tiled window sill and a double glazed window overlooking the rear garden. Soft close drawers, corner display unit with curved door, cupboard housing Logic Combi Ideal boiler, integrated fridge freezer, integrated washer/dryer, family sized dishwasher and UPVC double glazed patio doors to the rear garden.

First floor accommodation comprises spacious landing with one large built in storage cupboard, loft access and a double glazed window to the side aspect.

Bedroom one is a double bedroom with a double glazed window to the rear aspect and access to the modern three piece en-suite shower room with tiled flooring with partly tiled walls and an obscured double glazed window to the side aspect.

Bedroom two is also a sizeable double bedroom with a double glazed window to the front aspect and a large built in storage cupboard.

Bedroom three is a spacious single bedroom/study with a double glazed window to the rear aspect.

The modern three piece family bathroom has tiled flooring, partly tiled walls, two double glazed windows to the rear aspect and a heated towel rail.

Externally the five properties on the development form part of a

private cul-de-sac. Each property has its own individual and defined driveway providing private off road parking, accessed via the private driveway which the neighbouring properties have a right of way to cross.

The deceptively spacious rear garden can be accessed via the kitchen/dining room, the side gate and the pedestrian garage door, ideal for storage purposes.

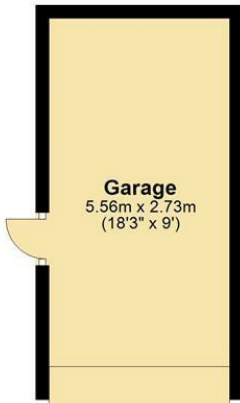
Astles Gardens command a well-established, popular position within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the River Weaver. Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which are within a short drive of the property. The Rudheath Senior Academy is located within a short stroll of the property.

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.

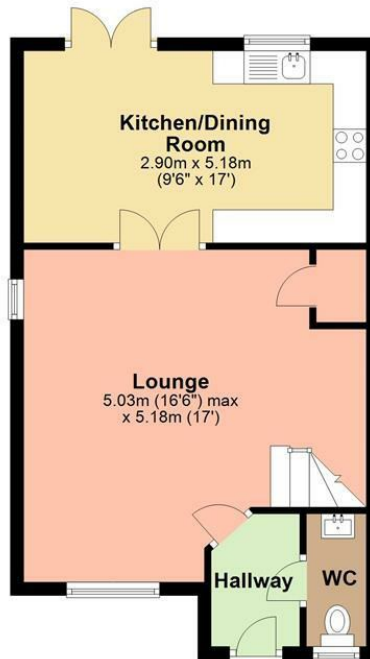
Ground Floor

Approx. 15.2 sq. metres (163.6 sq. feet)



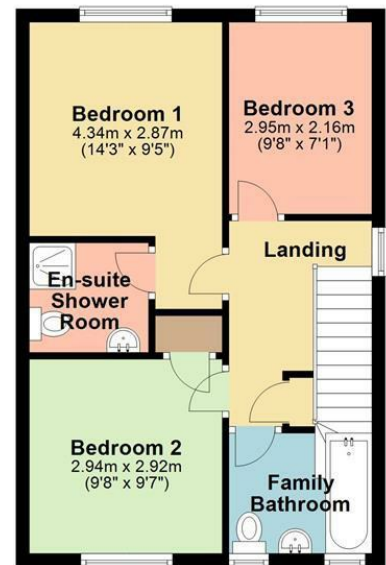
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	82	
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements