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OFFERS IN THE REGION OF £350,000



1 LUNE CRESCENT
RUDHEATH
NORTHWICH
CW9 7NY

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COUNCIL TAX BAND: D



An immaculate corner plot property with a large west facing rear garden and a single detached garage located in Rudheath

Description

Purchased by the current vendors from new only two years ago this detached dwelling forms part of modern secluded development, tucked away at the end of Shipbrook Road.

Built by renowned developer, Barratt Homes, this property benefits from an NHBC guarantee, 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 kitchen with high quality bathroom suites, excellent floor coverings and internal doors.

Ground floor accommodation comprises spacious entrance hallway with oak effect herringbone flooring, ample bespoke understairs storage cupboards and doors to the downstairs WC, lounge and open plan kitchen/dining room.

The dual aspect lounge has oak effect herringbone flooring throughout with a double glazed window to the front aspect, an electric fireplace and French doors to the rear garden.

The open plan kitchen/dining room has oak effect herringbone flooring throughout and a range of low level and eye level units, one of which houses the combi boiler and a range of hi spec integrated appliances included an electric hob, single fan oven, family sized dishwasher and washing machine. There are two double glazed windows and French doors to the rear garden, flooding the room with natural light and ideal for entertaining family and friends.

First floor accommodation comprises spacious landing with access to the partly boarded loft space with a double glazed window to the rear aspect.

Bedroom one is a dual aspect double bedroom with double glazed windows to both the side and front aspect, ample space for free standing wardrobes and access to the modern three piece en-suite shower room with laminate flooring, partly tiled walls and an obscured double glazed window to the side aspect.

Bedroom two is a dual aspect double bedroom with double glazed windows to both the front and side aspect.

Bedroom three is a double bedroom with a double glazed window to the front aspect.

Finally bedroom four is the ideal nursery/gym/study with a double glazed window to the rear aspect.

The modern three piece family bathroom is partly tiled with lino flooring and a heated towel rail.

Externally this property has a detached single garage accessible from both the road and the large rear garden providing substantial storage with a driveway for up to three vehicles.

The rear garden is a child's dream with a large lawn, a separate play area and two patio areas, perfect for the kids to run around while parents relax on a summer's evening.

Lune Crescent commands 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 its 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 is within a few moments stroll of the property.

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsbury's, Tesco and Waitrose. The town is currently being redeveloped 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.