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OFFERS OVER £330,000



21 WATERSIDE VIEW  
RUDHEATH  
NORTHWICH  
CW9 7EG

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COUNCIL TAX BAND: D





A well presented chain free family home with direct access onto the Trent and Mersey canal located in Rudheath

### Description

Purchased by the vendor ten years ago this light and airy detached property is the perfect opportunity for a growing family.

Externally the property is located at the end of a no through road with a spacious driveway for up to three vehicles, a lawned garden and a single integral garage which houses the combi boiler to the front aspect and an enclosed south east facing garden with direct access to the Trent and Mersey canal to the rear aspect.

Ground floor accommodation comprises hallway with hanging space for coats, stairs to the first floor landing and a door to the lounge. The lounge has a double glazed box window to the front aspect flooding the room with natural light, a feature gas fire place, an understairs storage cupboard and double doors to the open plan kitchen/dining room.

The open plan kitchen/dining room has tiled flooring throughout, measures over 9ft by 16ft creating the perfect entertaining space for the family. While the parents are cooking in the kitchen the dining area could easily be used as a play area with sliding doors onto the rear garden creating a light and airy entertaining space.

The kitchen has a range of low level and eye level units and an integrated extractor hood, space for a four ring gas hob, a Belfast sink and a double glazed window overlooking the rear garden.

The utility room has laminate flooring, provides the perfect storage space for coats and shoes and space for the American fridge freezer and plumbing for the washing machine and tumble dryer with a double glazed window and a uPVC door to the rear garden, ideal for families with young children and pets with muddy shoes and sports wear.

The downstairs WC is also located off the utility room and there is potential to provide integral access to the garage.

Upstairs comprises landing with access to the partly boarded loft space, a built in storage cupboard, three double bedrooms, a single bedroom, perfect for a nursery/study and a modern three piece family bathroom. The principal bedroom has a modern three piece en-suite shower room perfect for large families who require multiple bathrooms.

Waterside View is located within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the Mersey and Trent canal. 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, Rudheath Senior Academy located within walking distance, 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 a short drive from 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 has been 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.