

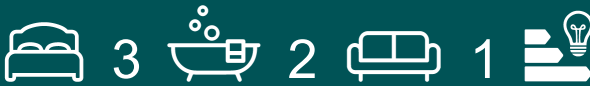
MISREPRESENTATION ACT 1967.  
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £310,000



8 AIRE DRIVE  
RUDHEATH  
NORTHWICH  
CW9 7NZ



COUNCIL TAX BAND: D





An immaculate corner plot property with a private and enclosed east facing rear garden and a single detached garage located in Rudheath

### Tenure

This property is freehold with a fixed annual service charge of £194.00 payable to Trust Management.

### Description

Purchased by the current vendor over four years ago this property has been maintained throughout and is the perfect opportunity for first time buyers.

Externally the property is positioned on a desirable corner plot with front and rear gardens, a single detached garage with electric and a brand new rear patio.

Ground floor accommodation comprises entrance hallway with oak effect laminate flooring, a large built in storage cupboard, stairs to the first floor and provides access to the lounge, downstairs WC and the open plan kitchen/dining room.

The dual aspect lounge measures over 10 ft by 16 ft with French doors to the rear garden and a brand new feature media wall.

The open plan kitchen/dining room has oak effect laminate flooring, a range of low level and eye level units, one of which houses the combi boiler, a range of integrated appliances including an extractor hood, gas hob, electric oven, fridge freezer, family sized dishwasher and washing machine. Measuring over 16ft by 10ft there is ample space for a large dining table with the added advantage of French doors to the rear garden creating a light and airy dining space.

First floor accommodation comprises spacious landing with access to the insulated loft space, two double bedrooms, a single bedroom/study, the modern three piece en-suite shower room and the modern three piece family bathroom.

Aire Drive 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.