



Bennett Road | Rudheath | CW9 7LH

EDWARD
mellor



Features

- Traditional 3 bed semi-detached house
- Excellent garage and family garden space
- Further improvement required
- Gas central heating with combi boiler
- In a quiet cul-de-sac position

No onward chain. Traditional semi-detached house offering excellent potential for further improvement, with the asking price reflecting the work required. Benefiting from gas central heating and PVCu double glazing, the property provides spacious

accommodation including entrance hall, lounge, kitchen, and bathroom with separate shower to the ground floor, with three bedrooms to the first floor. Outside, there is a good-sized rear garden and an excellent brick-built garage accessed via a shared

driveway with the neighbouring property. Offering scope to extend, subject to the necessary consents, this is an ideal opportunity for buyers looking to add value and create a home to their own specification.



The property is well situated in a quiet no through road in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store and leisure centre. There is easy access for Northwich town centre which offers a comprehensive range of shops and stores, bars/restaurants, picturesque marina and retail park. Within a one minute drive, the A556 bypass can be reached connecting directly with the motorway network and several major commercial centres throughout the North West e.g Manchester, Warrington and Chester.

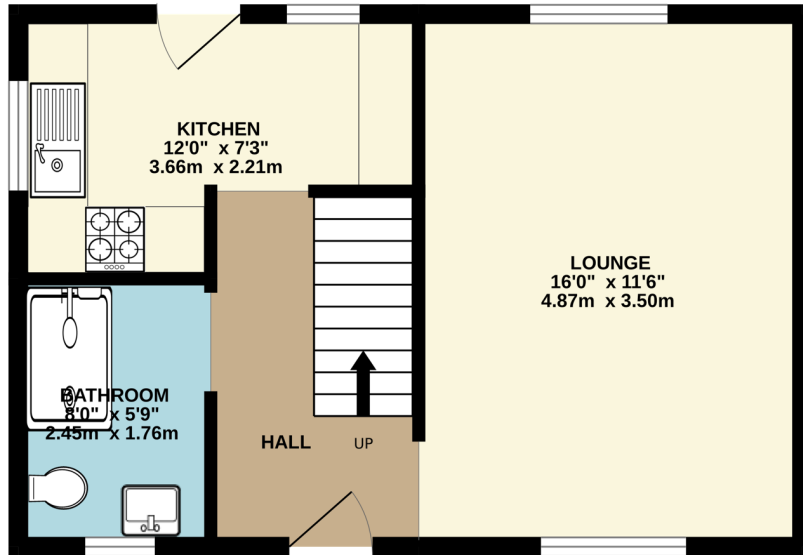
SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B - Energy Performance Rating Band TBC



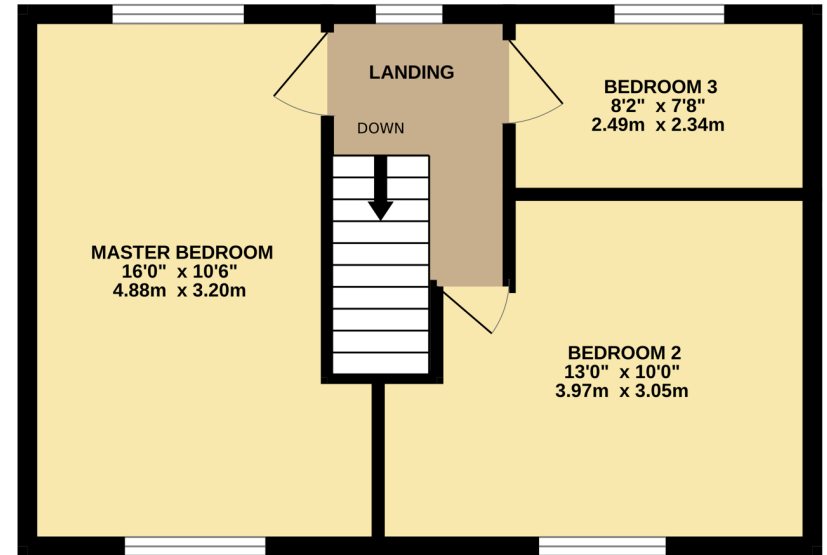
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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