



Central Road | Rudheath | CW9 7EN

EDWARD
mellor



Features

- Traditional detached house of character
- Offered for sale with no onward chain
- Extended layout with 2 reception rooms
- 2 bedrooms and box room/study
- Garage 24ft x 10ft with inspection pit

A traditional bay fronted detached character house situated in a favoured and long established residential location. Offered for sale with no onward chain, the property provides a great opportunity for buyers looking to make improvements and personalise to their own requirements. With gas

central heating having combi boiler and PVCu double-glazing, the extended accommodation comprises entrance hall, lounge or dining room, spacious living room enjoying views over the rear garden, and kitchen. To the first floor are two bedrooms together with a separate study/box

room ideal for those working from home. Externally, the property benefits from a private driveway leading to a garage 24ft x 10ft garage with inspection pit, power and light. With a good sized fully enclosed rear garden offering excellent outdoor space.



The property occupies an excellent position and is around 1.6 miles away to the town centre which provides an excellent choice of shops and stores, retail park, Waitrose supermarket with a picturesque marina, multiplex cinema, and memorial court with swimming pool and gym. For commuting the A556 is less than a minute drive and connects with the motorway network and many major commercial centres throughout the north west e.g. Manchester International Airport, Manchester Chester, and Warrington. Within walking distance is a primary school and nursery, Rudheath senior academy and a Co-op convenience store.

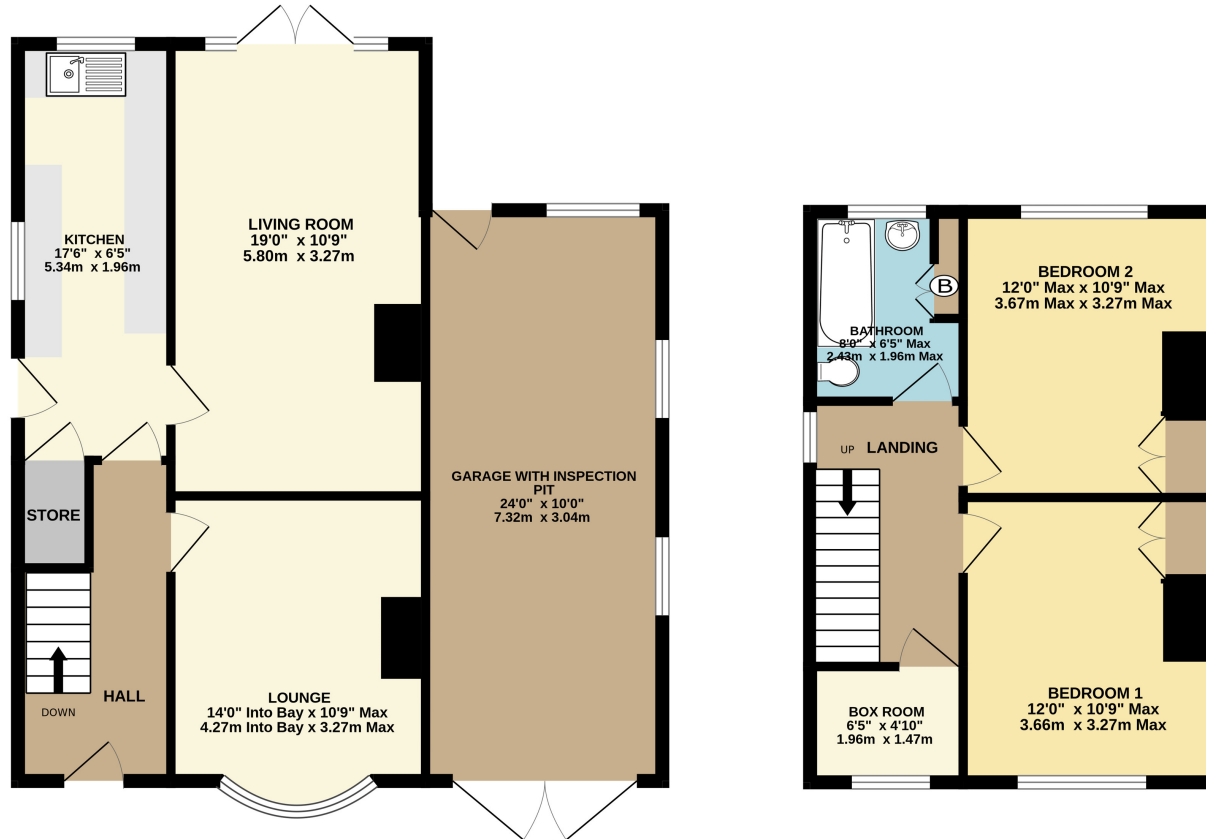
SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band C - Energy Performance Rating D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



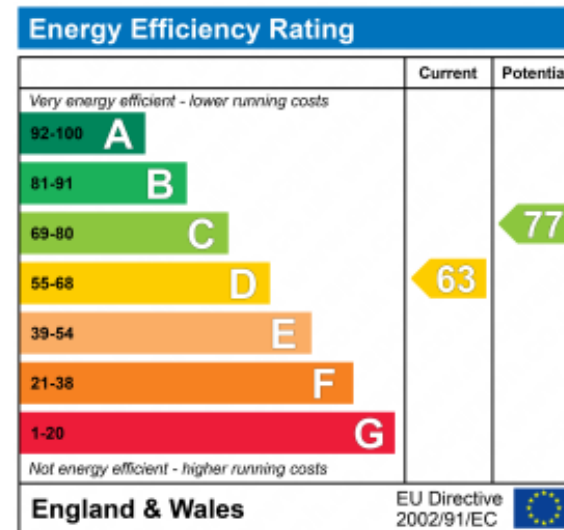
TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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: C
- Tenure:Freehold

EPC Rating



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