





# *57c Shipbrook Road, Rudheath, Northwich, Cheshire, CW9 7HE*
# *£265,000*

*A fantastic opportunity to purchase this well-proportioned three double bedroom semi-detached home situated on Shipbrook Road, Rudheath. Ideal for families or first-time buyers, the property offers a spacious lounge, fitted kitchen with integrated oven and extractor fan, space for a fridge freezer, washing machine and slimline dishwasher. To the first floor are three double bedrooms, a separate dressing room and a family bathroom comprising a three-piece suite with shower over bath and heated chrome towel rail. Externally, the property benefits from front and rear gardens, a driveway providing off-road parking for two vehicles and an integral garage. Further benefits include UPVC double glazing throughout. An excellent opportunity to acquire a spacious home with plenty to offer. Early viewing is highly recommended.*

# ***Accommodation***

*A fantastic opportunity to purchase this well-proportioned three double bedroom semi-detached home, situated on Shipbrook Road, Rudheath.*

*Offering spacious accommodation throughout, this property would make an ideal family home or first-time purchase. The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, three double bedrooms, separate dressing room and a three-piece family bathroom.*

*Externally, the property benefits from front and rear gardens, a driveway providing off-road parking for two vehicles and an integral garage. Further benefits include UPVC double-glazed windows throughout.*

*Ground Floor*

*Entrance Hall*

*Accessed via the front entrance door, with access to the main living accommodation and staircase leading to the first floor.*

*Lounge – 5.53m x 3.42m (18'2" x 11'3")*

*A spacious and well-proportioned reception room offering plenty of space for lounge furniture, making it an ideal area for relaxing and entertaining family and friends.*

*Kitchen – 4.79m x 2.52m (15'9" x 8'3") maximum*

*A fitted kitchen offering a good range of storage and worktop space. Features include an integrated single oven and extractor fan, space for a fridge freezer, plumbing for a washing machine and additional space and plumbing for a slimline dishwasher.*

*The kitchen also benefits from side access leading out to a pathway providing access to both the front and rear gardens.*

*Integral Garage – 4.71m x 2.39m (15'5" x 7'10")*

*A useful integral garage offering additional storage space or secure parking.*

*First Floor*

*Bedroom One – 3.62m x 3.42m (11'11" x 11'3")*

*A spacious double bedroom overlooking the rear of the property, benefiting from access to a separate dressing room.*

*Dressing Room*

*A useful additional space accessed from the first-floor landing, offering flexibility for dressing, wardrobe space or additional storage.*

*Bedroom Two – 2.91m x 2.86m (9'7" x 9'5")*

*A well-proportioned second double bedroom, offering space for bedroom furniture and storage.*

*Bedroom Three – 2.86m x 2.47m (9'5" x 8'1") maximum*

*A further double bedroom, providing versatile accommodation and suitable for a variety of uses.*

*Family Bathroom*

*A three-piece family bathroom suite comprising a bath with dual shower over, wash hand basin and WC. Further benefits include a heated chrome towel rail.*

*Outside*

*Front Garden & Driveway*

*To the front of the property is a garden area together with a driveway providing off-road parking for two vehicles.*

*Rear Garden*

*A private outdoor space offering potential for relaxing and entertaining during the warmer months. The rear garden can also be accessed via the side pathway from the kitchen.*

*Additional Information*

*Approximate Floor Areas*

*Main house: 913 sq ft (85 sq m).*

*Integral garage: 120 sq ft (11 sq m).*

*Total: 1,033 sq ft (96 sq m).*

*All measurements are approximate and provided for guidance purposes only. The floor plan is for illustrative purposes and is not to scale.*

**Shipbrook Road, Rudheath**
**Approximate Gross Internal Area**
**Main House = 913 Sq Ft/85 Sq M**
**Garage = 120 Sq Ft/11 Sq M**
**Total = 1033 Sq Ft/96 Sq M**




**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.
Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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