



6 Alan Street, Rudheath, Northwich, Cheshire, CW9 7AB
£170,000

No Onward Chain... A well-proportioned three-bedroom mid-terraced property offering spacious and versatile accommodation over two floors. Ideally suited to families or investors, the property benefits from two generous reception rooms, a fitted kitchen, three good-sized bedrooms and a family bathroom.

The spacious principal bedroom enjoys two front-facing windows, while the additional bedrooms provide excellent flexibility for family living, guests or home working. To the rear is an enclosed yard offering a private outdoor space, together with a useful outbuilding incorporating a WC and rear access gate. The property presents a fantastic opportunity to create a home tailored to your own style and requirements, while offering well-proportioned accommodation throughout. An excellent opportunity for those seeking a spacious three-bedroom home with versatile living accommodation and useful outside space.

Accommodation

A well-proportioned three-bedroom mid-terraced property offering spacious and versatile accommodation arranged over two floors. The property would make an excellent family home or investment opportunity and benefits from two generous reception rooms, a fitted kitchen, three good-sized bedrooms, a family bathroom and an enclosed rear yard with a useful outbuilding.

Ground Floor

Entrance Hallway

Accessed via a composite entrance door, the welcoming entrance hallway provides access to the ground floor accommodation, with stairs rising to the first floor.

Lounge – 12'05" x 11'00"

A comfortable and inviting reception room featuring a uPVC double-glazed bay window overlooking the front elevation, together with a radiator.

Dining Room – 12'05" x 11'06"

A generously proportioned second reception room with a uPVC double-glazed window to the rear elevation and radiator. Offering excellent versatility, this room is ideal for family dining, entertaining or additional living space.

Kitchen – 9'01" x 9'00"

Fitted with a range of wall and base units, the kitchen benefits from a uPVC double-glazed window to the side elevation and a composite/uPVC double-glazed glass-panelled door providing access to the rear yard.

First Floor

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom.

Bedroom One – 11'11" x 14'09"

A particularly spacious principal bedroom benefiting from two uPVC double-glazed windows overlooking the front elevation, together with a radiator.

Bedroom Two – 8'00" x 8'11"

A well-proportioned second bedroom featuring a uPVC double-glazed window overlooking the rear elevation and radiator.

Bedroom Three – 9'09" x 9'00"

A further good-sized bedroom with a uPVC double-glazed window to the rear elevation and radiator.

Bathroom

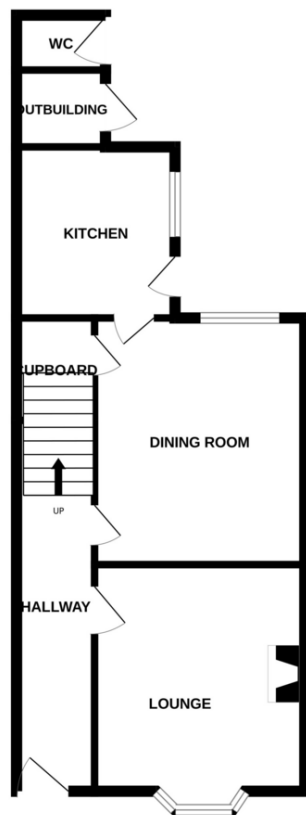
The family bathroom is fitted with a three-piece suite comprising a panel bath with shower unit and screen over, pedestal wash basin and low-level WC.

Externally

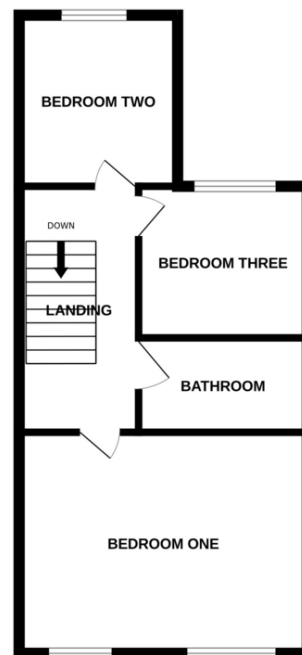
To the rear of the property is an enclosed yard providing a useful outdoor space with a good degree of privacy. The yard also benefits from a useful outbuilding incorporating a WC, along with a rear access gate.



GROUND FLOOR



1ST FLOOR



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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

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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.

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