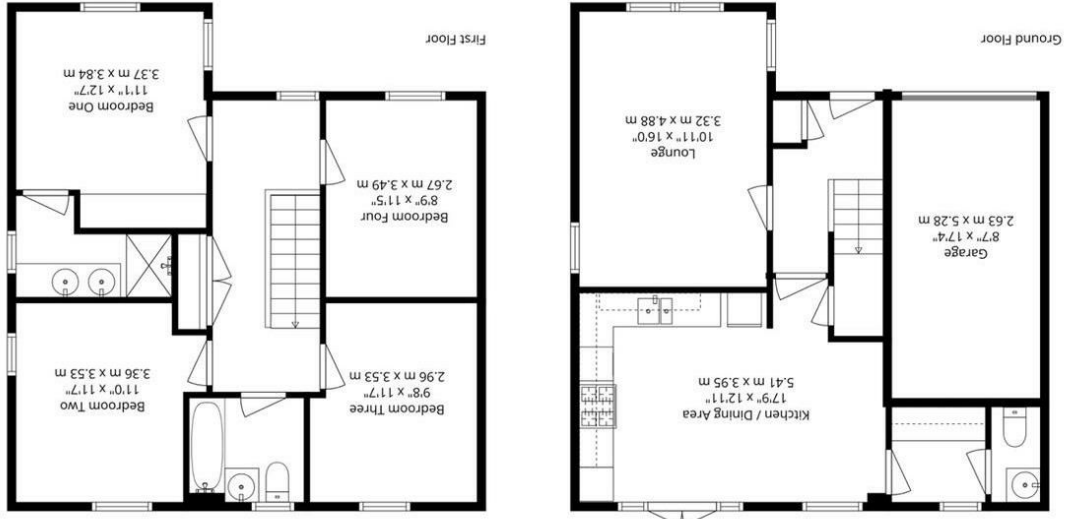


These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

41 Medlock Street, Rudheath

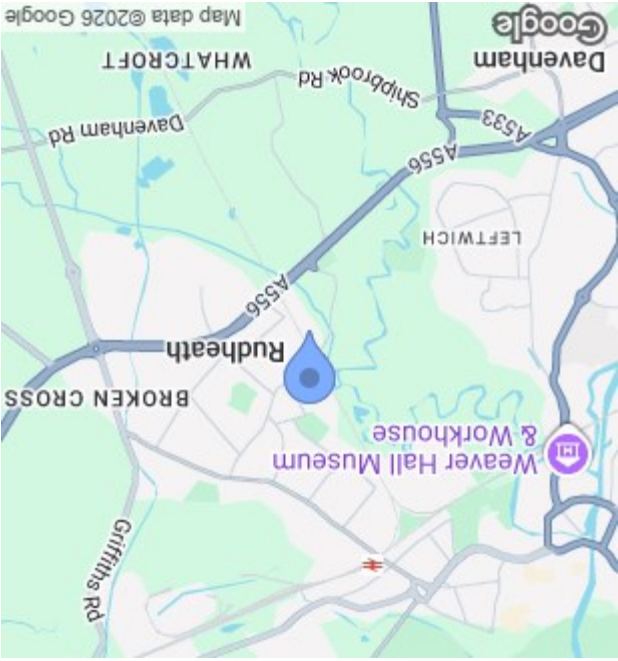
Approximate Gross Internal Area:
1347 sq.ft 125 sq.m



01606 351133
www.jlordandco.com



Energy Efficiency Rating	
Potential	Current
94	83
(92 plus) A (81-91) Very energy efficient - lower running costs B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



41 Medlock Street
Rudheath
Cheshire
CW9 7HW



Asking Price
£400,000

Occupying a pleasant position within this popular modern development, the property immediately conveys a sense of care and pride of ownership. A private driveway leads to the integral garage, while the attractive frontage creates a welcoming first impression.

Stepping inside, the entrance hall feels bright and inviting, setting the tone for the accommodation beyond. Contemporary finishes, neutral décor and an excellent standard of presentation create a home that feels immediately comfortable and exceptionally well maintained.

The ground floor has been arranged with everyday living firmly in mind. To the front of the property, the lounge provides a comfortable retreat away from the busier parts of the home. Generous proportions and dual aspects allow natural light to move through the room throughout the day, creating a space equally suited to quiet evenings and family gatherings.

Positioned across the rear of the property, the kitchen-dining room forms the social heart of the home. Extending to almost eighteen feet in width, the room offers excellent functionality alongside ample space for dining and entertaining. Contemporary cabinetry, integrated appliances and extensive work surfaces support the demands of modern life, while French doors open directly onto the garden, strengthening the connection between inside and out. Whether hosting friends, enjoying family meals or simply keeping an eye on children outdoors, the room remains effortlessly connected to daily routines.

A useful utility area and ground floor cloakroom provide valuable support to the main living accommodation, helping to keep household life organised and efficient.

The first floor is arranged around a central landing and provides four well-proportioned bedrooms. The layout feels balanced and adaptable, allowing the accommodation to evolve alongside changing family requirements.

The principal bedroom is particularly impressive, benefiting from generous proportions and a peaceful outlook. With ample space for freestanding furniture, the room feels calm, uncluttered and comfortable. An adjoining en-suite shower room has been finished in a contemporary style, featuring twin wash basins, quality fittings and a spacious walk-in shower, creating a private retreat that feels notably more substantial than many comparable modern homes.

The remaining three bedrooms are all of excellent size, avoiding the compromises often associated with newer developments. Each offers flexibility for family life, guest accommodation or home working, depending on individual requirements.

The family bathroom serves these bedrooms and has been finished in a timeless contemporary style, complementing the quality and presentation found throughout the property. The rear garden feels every bit as considered as the accommodation inside. A broad paved terrace extends from the kitchen-dining room, naturally encouraging the doors to be opened on warmer days and creating an effortless connection between home and garden.

The low-maintenance artificial lawn provides plenty of usable outdoor space, while raised planting beds soften the boundaries and introduce colour throughout the seasons. Private, practical and easy to enjoy, it is a garden designed to complement modern living rather than compete with it.

Further enhancing the home's versatility, the integral garage provides secure storage and flexible space for vehicles, bicycles, fitness equipment or hobbies.

