



***Sundower, Cookes Lane, Rudheath, Northwich, Cheshire,
CW9 7RS – No onward chain
£300,000***

Are you looking for a recently modernised detached bungalow, conveniently located and offered for sale with no onward chain? If so, look no further. Beautifully presented throughout, the property offers an inviting entrance hall, a cosy lounge, and a fabulous kitchen/diner ideal for entertaining. There are two well-proportioned double bedrooms and a modern shower room. Externally, the property continues to impress with ample off-road parking to the front and a low-maintenance, enclosed rear garden—perfect for relaxing or entertaining.

Accommodation

Entrance Hall:

Accessed via the double glazed entrance door with double glazed windows to either side, storage cupboard, radiator.

Lounge: 12'6" x 10'9"

A lovely cosy lounge with double glazed windows to the front and side elevation, feature fireplace housing gas fire, radiator.

Kitchen Diner: 16'3" x 8'9" (overall maximum measurements)

Recently fitted with a range of high gloss base units with work surfaces over, twin bowl sink with mixer tap over, integrated oven and grill, hob and extraction over, integrated washing machine, dishwasher and fridge, a double glazed window to the side elevation and double glazed French doors lead to the garden.

Bedroom One: 12'6" x 10'0"

With a double glazed window to the front elevation, radiator.

Bedroom Two: 13'10" x 9'8"

With a double glazed window to the rear elevation, radiator.

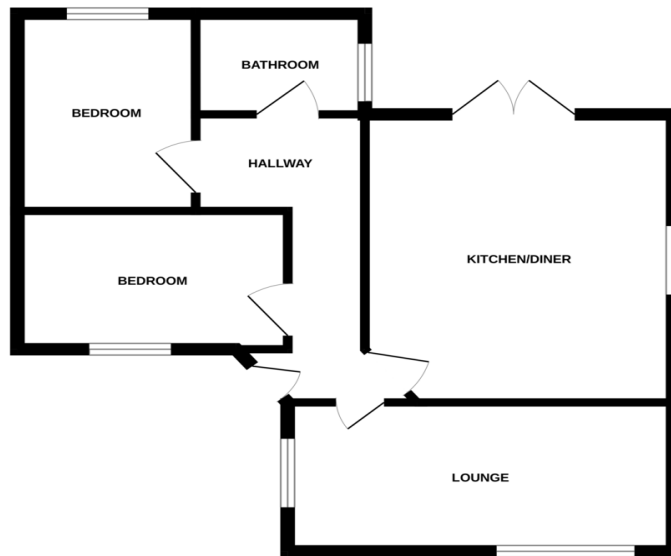
Shower room:

Fitted comprising low level WC, pedestal hand washbasin in a vanity unit, double shower cubicle with rainfall shower over, double glazed opaque window to the side elevation, panelled walls, radiator.

Externally the property is approached via driveway providing ample off road parking and leading to a single detached garage. To the rear is a low maintenance garden, ideal for alfresco dining and entertaining.



GROUND 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.

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.

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