



18 Central Road

Rudheath, Northwich

- A Well-Proportioned & Extended Semi-Detached Family Home In Popular Residential Area
- Ground Floor: Entrance Hall, Lounge, Snug, Dining Room & Kitchen
- First Floor: Landing With Large Cupboard, Two Double Bedrooms & Large Bathroom Fitted With A Four Piece Suite
- Parking To Front Of House. Enclosed & Private Garden To The Rear

This well-proportioned and extended two-bedroom semi-detached house presents a superb opportunity to acquire a stylish and versatile family home in a highly regarded residential area.

Upon entering, you are welcomed by a spacious entrance hall that sets a bright and inviting tone, leading through to the principal living spaces. The lounge offers a comfortable setting for relaxation, complemented by a separate snug that provides flexibility for a home office, playroom or reading nook. The dining room is ideal for both every-day meals and entertaining, seamlessly adjoining a kitchen fitted with ample storage and workspace, creating a practical hub for family life.

Upstairs, the landing is enhanced by a large cupboard, offering excellent storage solutions, while two generous double bedrooms provide restful retreats, each benefitting from natural light and ample room for furnishings. The impressive bathroom is fitted with a contemporary four-piece suite, including a separate shower and bath, combining classic proportions with modern comfort (ideal for families or those seeking a touch of luxury).

To the front of the property, private off-road parking ensures convenience for residents and guests alike, while to the rear, an enclosed and private garden offers a secure and peaceful setting for outdoor enjoyment (the garden is accessible from the main living areas, providing a seamless connection between indoor and outdoor spaces).



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Rudheath is located on the south east side of Northwich, there are a good selection of local shops and other facilities immediately available. Local primary schools include Rudheath Primary Academy & Nursery and Davenham CofE Primary School. There are two nearby High Schools, the highly regarded County High School Leftwich and Rudheath Senior Academy. Local transport facilities could not be better served with the A556 immediately available with connections to the M6 Motorway, only six miles away. The Northern Line railway with trains from Chester to Manchester is accessible from either Northwich or nearby Lostock Gralam and The Mainline West Coast Railway is available from Hartford. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

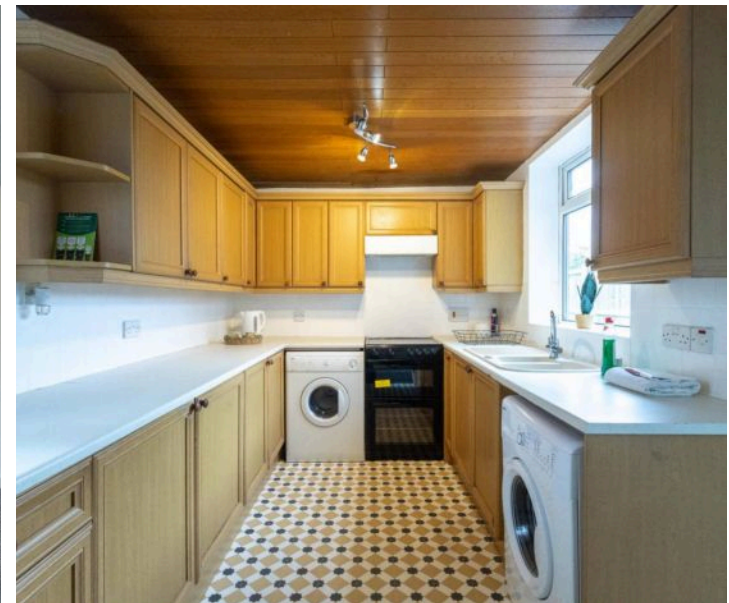
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

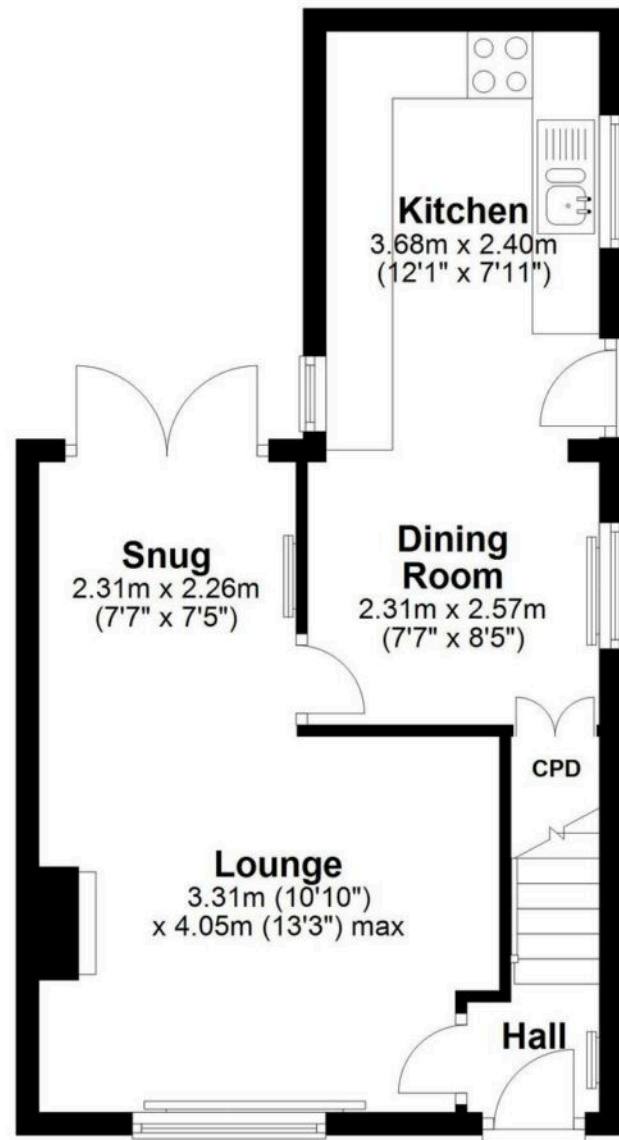
EPC Environmental Impact Rating: E

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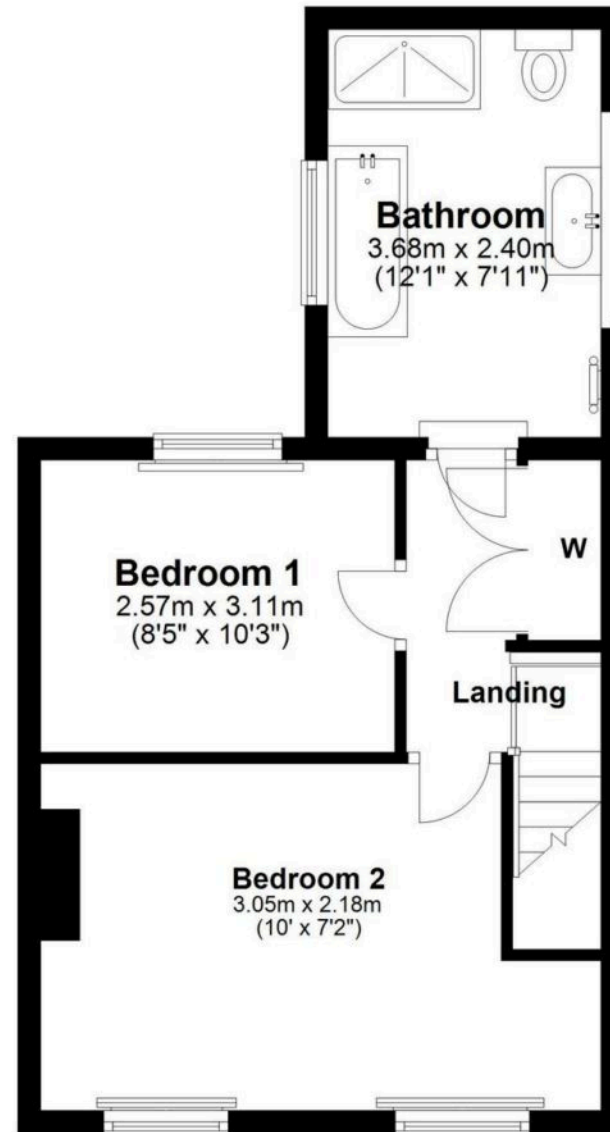
Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 74.5 sq. metres (801.7 sq. feet)



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