

Elizabethan Way, Rudheath Northwich CW9 7UH



welcome to

Elizabethan Way, Rudheath Northwich

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY WITH THREE RECEPTION ROOMS IN A HIGHLY SOUGHT AFTER LOCATION!













Entrance Hall

Door to front aspect, double glazed window to front aspect, stairs to first floor and radiator

Downstairs Wc

Low level WC, hand wash basin and radiator

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

Double glazed window to rear aspect, electric fire in surround and radiator

Dinning room

10' 6" x 8' 6" (3.20m x 2.59m)

Double doors leading to rear garden and radiator

Additional Reception Room

16' 3" x 7' 7" (4.95m x 2.31m)

Double glazed window to front aspect, feature fire in surround and radiator

Kitchen

15' 7" x 8' 5" (4.75m x 2.57m)

Range of fitted wall and base units with contrasting work surfaces over, integrated microwave, oven and fridge/ freezer. Induction hob, sink and drainer unit, breakfast bar seating area, spotlights and radiator. Utility area has door to side aspect, additional sink and drainer and plumbing for washing machine

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to front aspect, built in wardrobes and radiator

En Suite

Shower cubicle, low level WC, hand wash basin, double glazed frosted window to front aspect and radiator

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Double glazed window to rear aspect, built in wardrobes and radiator

Bedroom Three

10' 2" x 8' 5" (3.10m x 2.57m)

Double glazed window to rear aspect and radiator

Bedroom Four

9' 6" x 7' 6" (2.90m x 2.29m)

Double glazed window to front aspect and radiator

Bathroom

Bath, low level WC, hand wash basin, double glazed frosted window to rear aspect and radiator

External

Driveway parking. Private, well maintained private gardens to front and rear. Rear garden is mainly laid to lawn with patio seating area and side access





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Elizabethan Way, Rudheath Northwich

- Four Bedroom Detached Family Home
- Three Reception Rooms
- Bathroom and En Suite
- Large Private Garden
- Council Tax Band D

Tenure: Freehold EPC Rating: Awaited

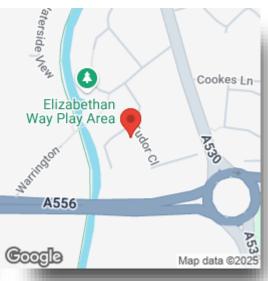
Council Tax Band: D

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NRT107916 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

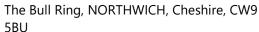


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