



East Avenue, | Rudheath | CW9 7JH

EDWARD
mellor



Features

- WITH NO ONWARD CHAIN
- Traditional 2 bed semi detached
- Gas central heating & PVCu double glazed
- Excellent driveway and good sized rear garden
- In a very popular and established location

Available to purchase immediately with no onward chain, this traditional two-bedroom semi-detached property offers well-proportioned accommodation together with excellent outdoor space. The property benefits from a driveway providing good off-road parking, along with a larger than average, fully enclosed rear garden. Further features include gas central

heating and PVCu double glazing. The accommodation comprises an entrance hall, lounge and kitchen to the ground floor, with two bedrooms and bathroom to the first floor. Bedroom one has been divided to create two separate rooms, providing flexibility for use as a bedroom and additional room, home office or dressing room. The original layout was

designed as a two-bedroom home and the partition can be easily removed to reinstate one larger principal bedroom if preferred. This is a property with scope to adapt the layout to suit individual requirements, while offering the immediate benefits of vacant possession and no onward chain.



The property is well situated in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store, leisure centre. There is easy access for Northwich town centre which supplies a comprehensive range of shops and stores, bars and restaurants, pretty marina and retail park. Within a one minute drive, the A556 bypass can be reached connecting directly with the motorway network and several major commercial centres throughout the North West e.g Manchester, Warrington and Chester. Delightful open countryside is close at hand and local landmarks in the area include Marbury Park 4.6 miles, Anderton Nature Reserve 4 miles and Delamere Forest 10 miles.

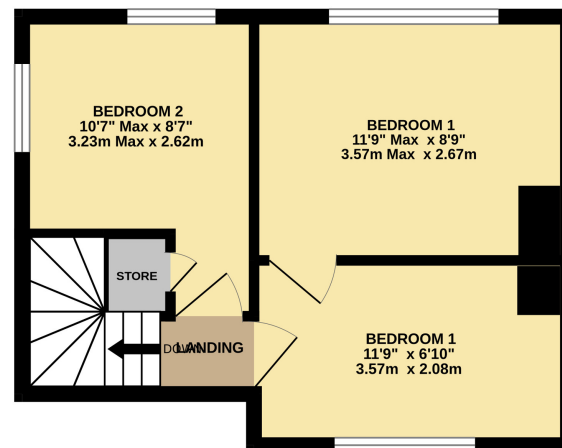
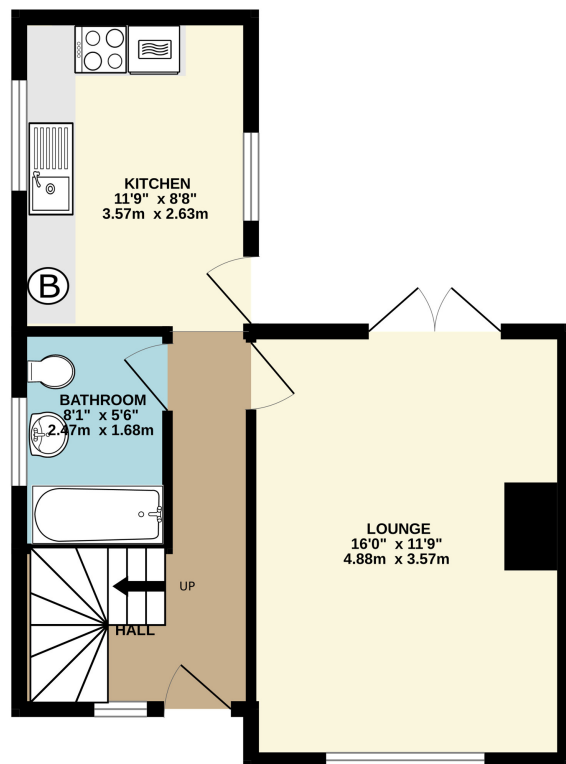
SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B = Energy Performance Rating Band D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

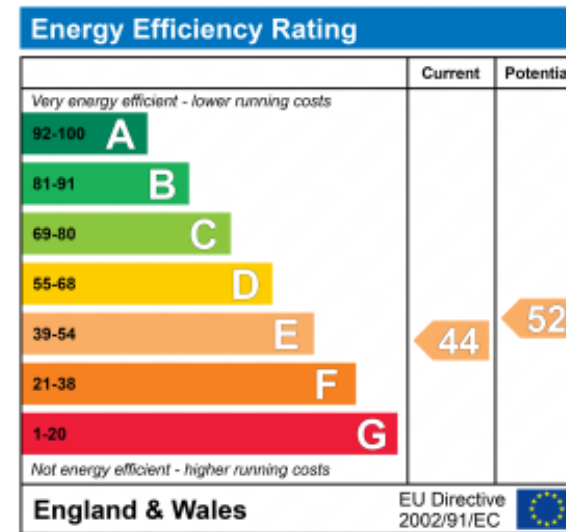
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Important Information

- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

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