



for sale  
01606 331784  
www.westates.co.uk  
WilliamsEstates

 WilliamsEstates

18 Central Road, Rudheath  
£195,000

# 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).



# 18 Central Road

Rudheath, Northwich

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

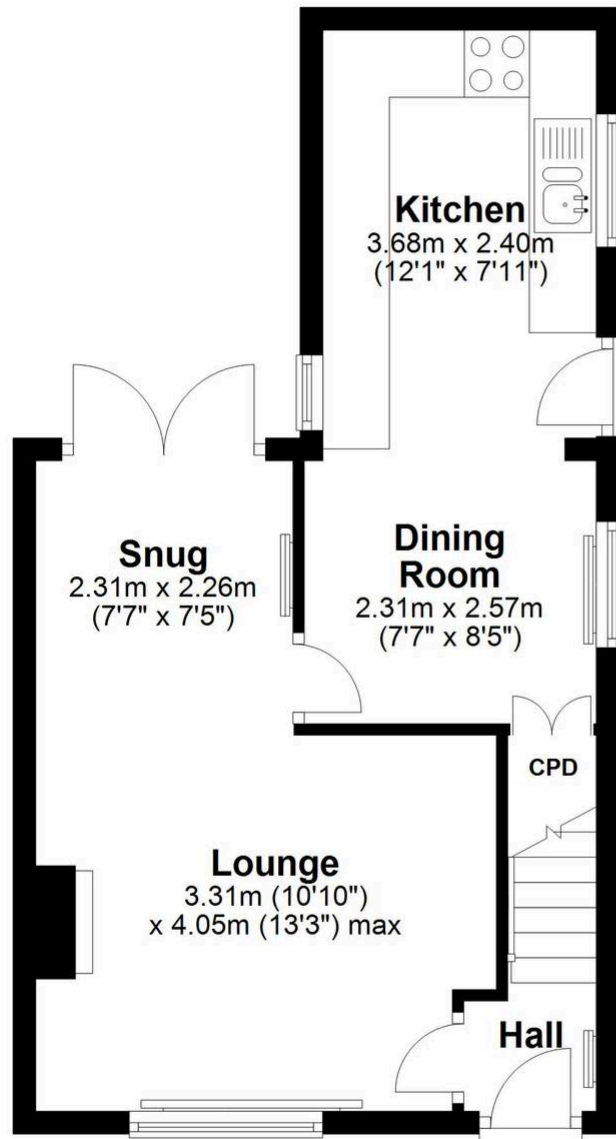
EPC Environmental Impact Rating: E

- 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



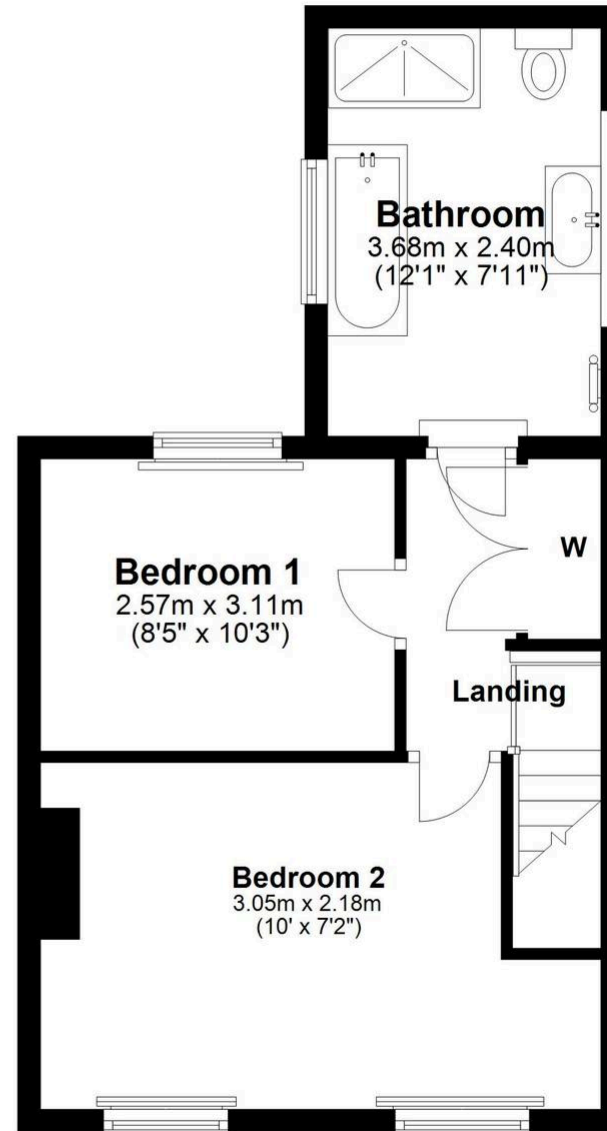
## Ground Floor

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)



## Williams Estates

33 The Green, Hartford - CW8 1QA

01606 331784

info@westates.co.uk

www.westates.co.uk/#/



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams