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For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

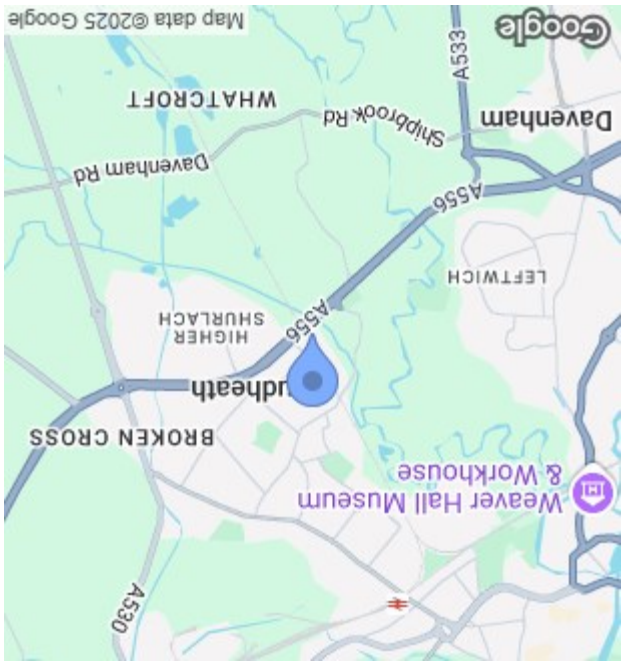
43 Dane Road, Rudheath
Approximate Gross Internal Area:
1528 sq. ft. 142 sq. m.



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England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



43 Dane Road
Rudheath
Cheshire
CW9 7NX



Asking Price
£380,000

Step into a wide and welcoming hallway where soft grey tones, wood-effect flooring and crisp white walls set a calm and contemporary tone. To the right, the spacious lounge is flooded with natural light thanks to its dual-aspect layout. A generous picture window to the front and additional side window makes this a peaceful retreat for cosy evenings or relaxed weekend mornings. To the rear, the kitchen and dining space spans the full width of the house. With sleek grey gloss cabinetry, contrasting worktops, metro tile splashbacks and a central dining zone, it's a setting designed for modern family life and easy entertaining. French doors open directly onto the garden, creating a seamless indoor-outdoor connection. A separate utility room keeps laundry and household essentials tucked away, while a stylish downstairs cloakroom adds a practical touch of character with its statement mirror and floral wall feature.

Upstairs, the main bedroom is a beautifully styled sanctuary, complete with full-height windows that draw in the morning light and an en-suite shower room with walk in shower. Three further bedrooms are all generously sized and beautifully decorated—one currently styled as a sophisticated double with grey feature furniture, another as a playful children's room with bespoke wall art and a fourth bedroom currently used as a working from home space. Each space reflects the care and attention that has been given throughout the home. A fresh and modern family bathroom with modern tiling and an over-bath shower serves the additional bedrooms, making morning routines a breeze.

At the front, there is ample driveway parking and a neat lawn that enhances the home's kerb appeal. The integral garage offers excellent storage or potential for conversion (subject to permissions). The rear garden is a real asset—stretching wide and flat, with a generous lawn and patio area that invite alfresco dining, play or relaxation. A side gate adds convenience and privacy, while fencing on all sides ensures a secure space for pets and children.

