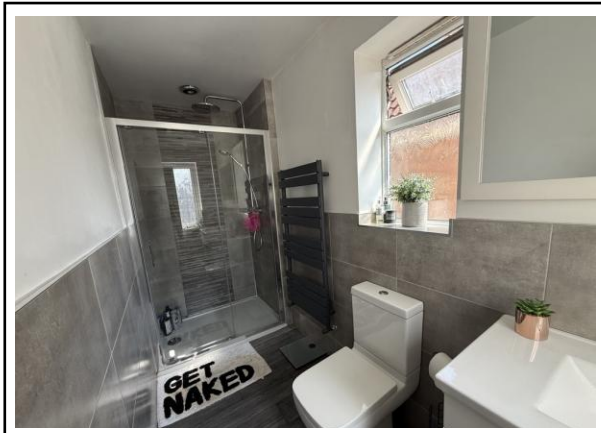




2 Roberts Drive, Rudheath, Northwich, Cheshire, CW9 7JZ

£195,000

A beautifully updated two-bedroom semi-detached home, positioned on a generous corner plot and finished to an exceptional standard by the current owners. This attractive property offers stylish and modern accommodation throughout, comprising a welcoming entrance hall, spacious lounge with French doors opening onto the rear garden, and an impressive open-plan kitchen/diner fitted with contemporary units and a feature breakfast bar.

The property also benefits from a useful utility room, rear porch, two well-proportioned bedrooms, and a modern family bathroom. Externally, the home enjoys a large driveway providing off-road parking for several vehicles, gardens to the front, side, and rear, along with additional hardstanding suitable for a caravan or motorhome.

Offering excellent outdoor space and a move-in-ready finish, this impressive home is ideal for first-time buyers, couples, or families looking for a stylish property in a popular residential location.

Accommodation

The welcoming entrance hall provides access to the main living accommodation and stairs leading to the first floor.

The lounge is a bright and inviting space featuring PVC double glazed windows to the front elevation, PVC French doors opening onto the rear garden, radiator, and modern décor. Maximum measurements: 13'97" x 10'94".

The impressive open-plan kitchen/diner has been updated to an excellent standard and is fitted with an attractive range of modern base units with complementary work surfaces, incorporating a stainless steel sink and drainer, electric hob, oven and grill, integrated microwave, and feature breakfast bar. There are PVC double glazed windows to the front and side elevations, radiator, and access leading to the rear porch. Maximum measurements: 13'0" x 8'61".

The useful rear porch provides plumbing for a washing machine, houses the wall-mounted gas central heating boiler, benefits from PVC double glazed windows to the side elevations, and has a PVC door leading to the rear garden. A further storage area provides additional practicality and benefits from a PVC double glazed window to the side elevation.

To the first floor, the landing provides access to all rooms.

The main bedroom is a generous double bedroom benefiting from PVC double glazed windows to both the front and rear elevations and a radiator. Maximum measurements: 14'11" x 9'72".

The second bedroom is also well proportioned and features a PVC double glazed window to the front elevation, radiator, and access to the loft space. Maximum measurements: 12'94" x 11'84".

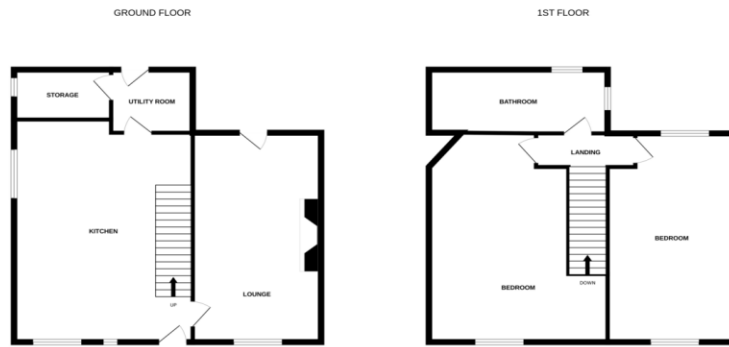
The modern family bathroom has been upgraded to include a contemporary three-piece suite comprising a low-level WC, vanity wash hand basin with storage cupboards beneath, and a walk-in shower enclosure. Additional features include part-tiled walls, tiled flooring, a feature heated towel rail, and PVC double glazed windows to the rear and side elevations.

Externally

The property occupies a generous corner plot, offering excellent outdoor space. To the front, there is a large garden and driveway providing off-road parking for several vehicles. A separate stoned area provides additional hardstanding, ideal for a caravan or motorhome. Gated access leads to a further side garden with lawn area, while the rear offers a paved enclosed patio area, perfect for outdoor entertaining and relaxation.

Having been significantly improved and modernised by the current owners, this impressive home is ready to move into and offers a fantastic opportunity for any purchaser looking for a stylish and well-maintained property in a highly desirable location. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The terms of any agreement shown here are not to be used as such by the prospective purchaser. The terms of any agreement shown here are not to be used as such by the prospective purchaser. Made with Metaplan 10/05/08

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.