



West Avenue | Rudheath | CW9 7ET

EDWARD
mellor



Features

- Chain-free purchase
- Traditional semi-detached property
- Immaculately presented throughout
- Principal bedroom with dressing area
- Excellent 25ft garage and private driveway

Offered as a chain-free purchase, this traditional semi-detached home is superbly presented throughout and ready to move into. Benefiting from gas central heating and PVCu double glazing, the accommodation comprises an inviting entrance hall, a bright dual-aspect lounge with French doors

opening to the rear, a spacious kitchen with integrated oven and hob and a dining/breakfast space, upgraded shower room. To the first floor are two bedrooms, with the principal bedroom enjoying a stylish and versatile dressing area—an unexpected and desirable feature. Externally, the

property boasts a superb 25ft garage and an excellent driveway providing secure off-road parking via five-bar gates. Mature, attractive gardens enhance the front aspect, while a fully enclosed paved rear garden offers a private and low-maintenance outdoor space.



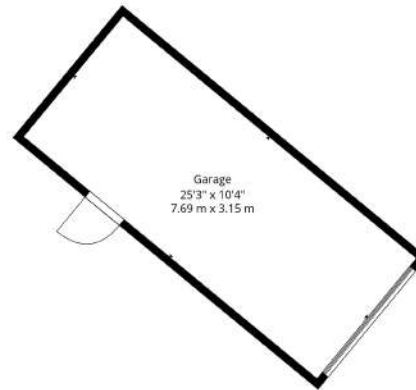
The property is well situated in what is a long established and very popular location. In the area, there are excellent schools including Rudheath primary and nursery together with a high school, convenience store, leisure centre. There is easy access for Northwich town centre which supplies a comprehensive 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 TBC

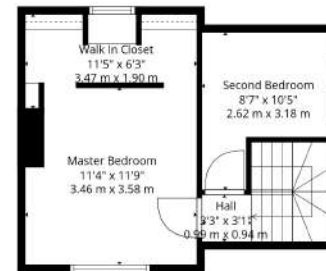


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Ground Floor



1st Floor

Total: 714 sq. Ft, 66 m2

Ground Floor: 400 sq. Ft, 37 M2, 1st Floor: 314 sq. Ft, 29 m2

Excluded Areas: Garage: 261 sq. Ft, 24 M2, Bay Window: 8 sq. Ft, 1 M2, Walls: 104 sq. Ft, 11 m2

Created By Sonia Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.