



***Saint John's Church Rooms, 267 Middlewich Road, Rudheath,  
Northwich, Cheshire, CW9 7DR  
Price £250,000***

*This former church hall is situated in a popular residential area and is suitable for a multitude of uses such as an office hub, nursery, catering services etc subject to local planning. Warmed gas central heating the property is set back from the road which allows for off road parking and comprises entrance porch, a large main office area, a staff kitchen/dining area, two storage areas and a staff toilet. To the rear is a garden area and a single detached garage.*

*For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.*

## **Accommodation**

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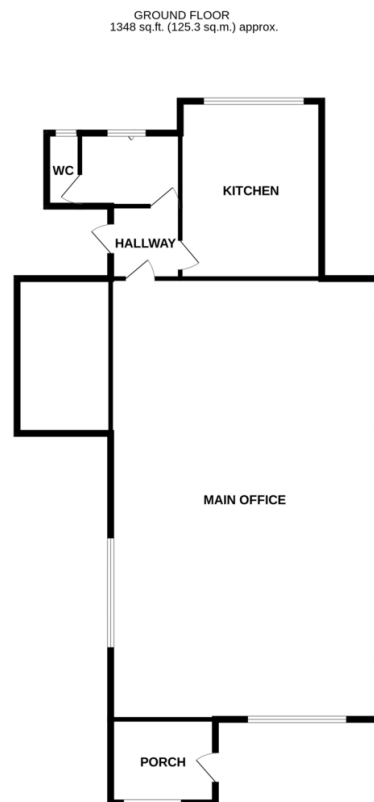
### *Entrance Porch*

*Main Office 38,00" x 23'10"*

*Staff Kitchen And Dining Area 15'04" x 12'03"*

*Storage Area One 13'09" x 7'00"*

*Storage Area Two 6'08" x 8'08"*



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**

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