



West Avenue | Rudheath | CW9 7ET

EDWARD  
**mellor**



## Features

- Traditional & extended semi detached home
- 3 excellent size bedrooms and 2 bathrooms
- Gas central heating & PVCu double glazed
- Off road parking and good size family garden
- In a very popular and established location

A traditional and extended three-bedroom semi-detached home occupying a generous plot with off-road parking and a larger-than-average fully enclosed rear garden. With gas central heating and PVCu double glazing throughout, the well-

presented accommodation briefly comprises an entrance hall, spacious lounge, dining room, fitted kitchen with integrated oven and hob and ground-floor bathroom. To the first floor are three excellent-sized bedrooms together with a modern shower room.

Offering versatile living space and generous outdoor areas, this attractive family home is ideally suited to a range of buyers, including growing families and first-time purchasers. Viewing is highly recommended to appreciate the size and potential on offer.



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 & 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. It is also important to mention that 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.

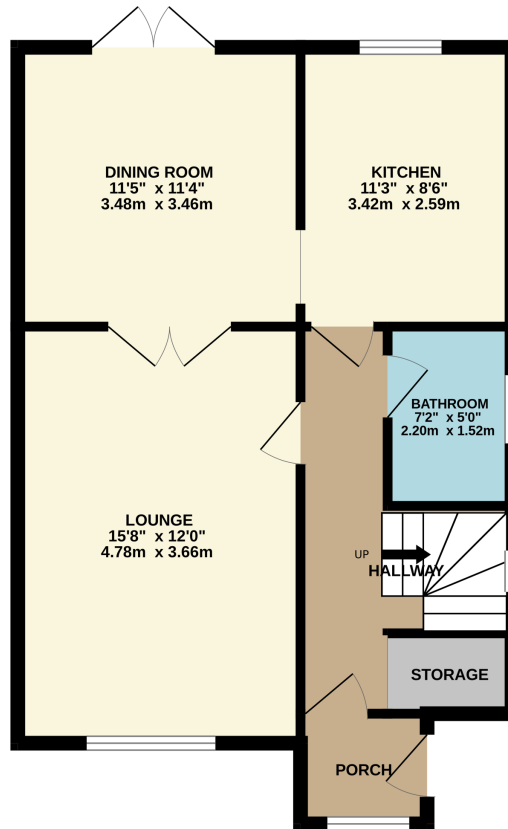
**SERVICES :** Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B = Energy Performance Rating Band TBC



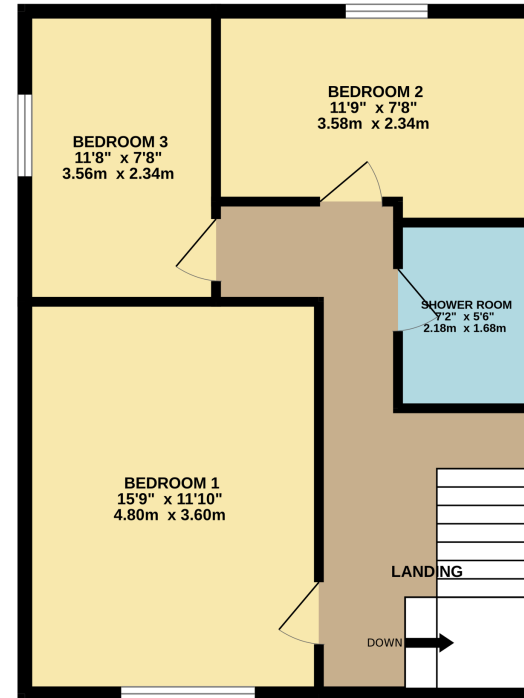
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating

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