



West Avenue | Rudheath | CW9 7ES

EDWARD  
**mellor**



## Features

- A fully renovated and extended semi detached
- Fantastic living space - 3 double bedrooms
- With 2 bathrooms - ground and first floor
- Superb garage and ample parking
- Large plot with private rear gardens

Beautifully renovated throughout, this is an outstanding example of an extended semi detached home which will serve a growing family for many years to come. With an abundance of excellent features starting with a detached garage 23ft 6 x 10ft 2 which can be used for many purposes with a covered area behind perfect for al

fresco dining. There is ample off road parking to the front and more space through secure double gates. The house stands in a large mature plot with secluded rear gardens. The well presented layout with gas central heating and PVCu double glazing, begins entrance hall, lounge with box bay window and a feature fireplace

with provision for a log burner if required. Double doors open to a magnificent open plan living kitchen with dining area having bi-fold doors to the rear, utility room and upgraded bathroom with separate shower To the first floor there are notably three double bedrooms and a newly installed and convenient shower room.



Not overlooked from the rear, the property occupies an excellent position in a long established and very popular location. Around 1.6 miles away is the town centre providing an excellent choice of shops and stores, retail park, Waitrose supermarket with a picturesque marina, multiplex cinema, and memorial court with swimming pool and gym. For commuting the A556 is less than a minute drive and connects with the motorway network and many major commercial centres throughout the north west e.g. Manchester International Airport, Manchester Chester, and Warrington. Within walking distance is a primary school and nursery, Rudheath senior academy and a Co-op convenience store.

**SERVICES:** Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent.

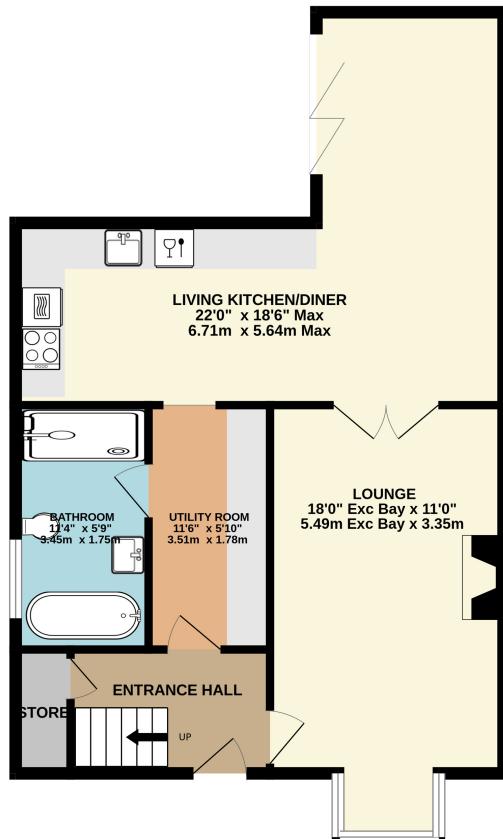
**NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports.

**ASSESSMENTS:** Cheshire West and Chester Council Tax Band B - Energy Performance Rating D

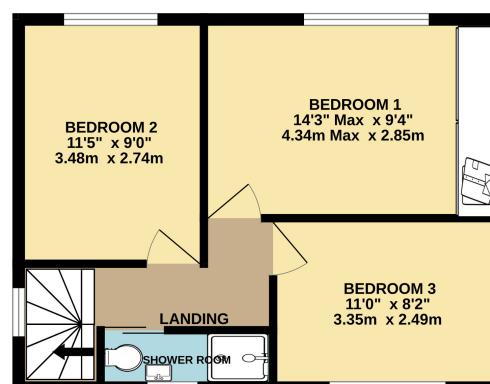
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

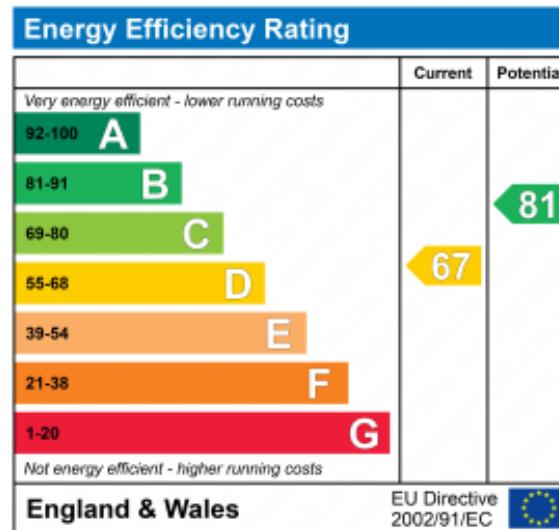


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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