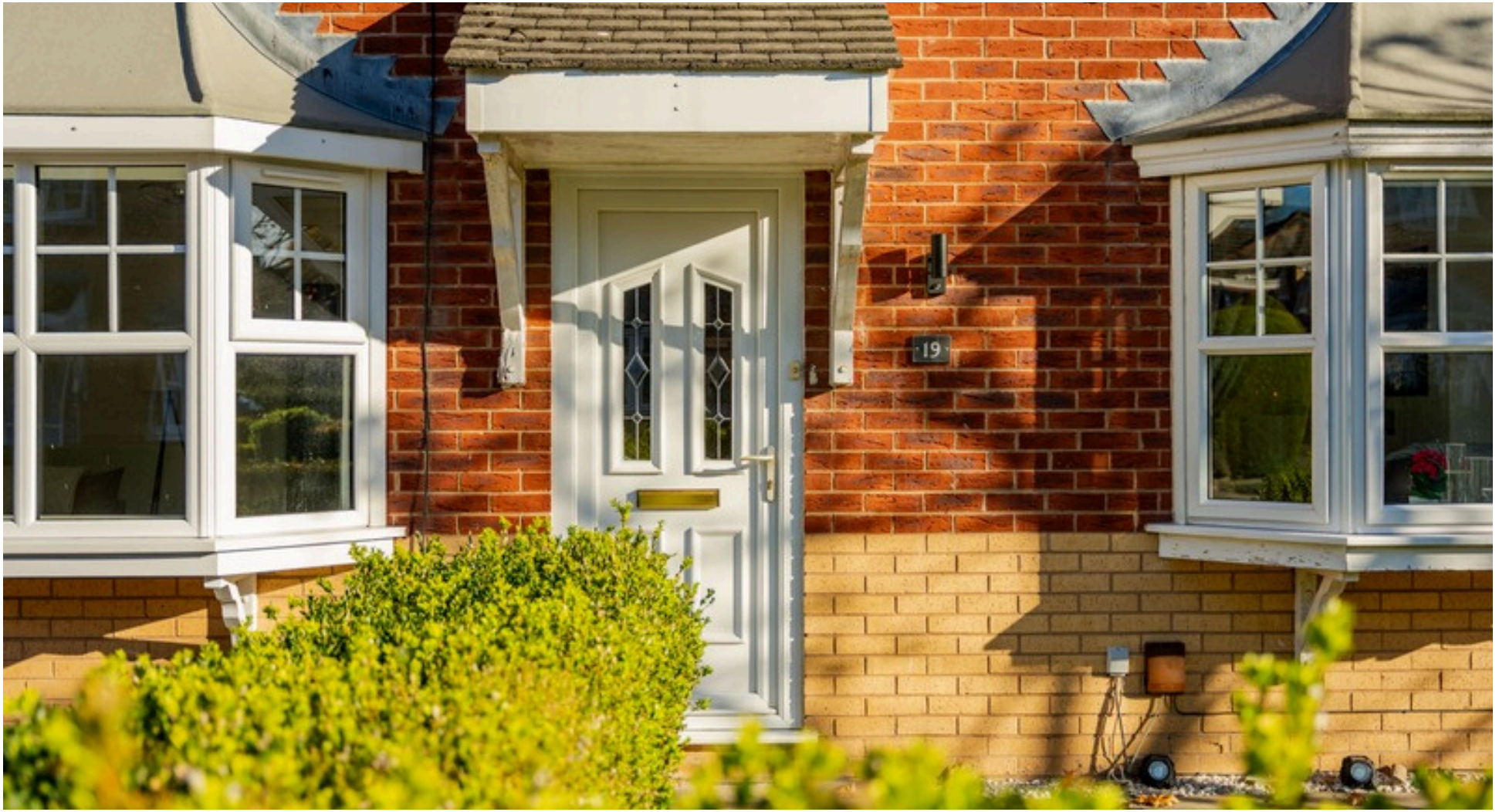


Marlowe Road, Rudheath

Offers over £240,000



Have you been searching for a home that offers the perfect balance of countryside escapism, everyday convenience, excellent commuting connections and a genuine sense of community? Somewhere you can enjoy a slower pace of life without sacrificing the things that make everyday living easier?
Well, tucked away within a quiet cul-de-sac on the edge of Rudheath, Northwich, this beautifully presented three-bedroom semi-detached home might just be the one you've been waiting for.
Because sometimes, finding the right home isn't simply about the number of bedrooms, the size of the garden or how modern the kitchen is. It's about finding somewhere that works for the life you have today, whilst offering the flexibility to accommodate the life you might have tomorrow.

A Home to Grow Into, A Community to Belong To, and Countryside to Escape To.

Imagine collecting the keys, arriving with your furniture and a few boxes, and gradually turning those empty rooms into spaces filled with memories. Perhaps it's your very first home together, somewhere to start a family, a move away from busy city living, or even the opportunity to downsize without compromising on the space you've become accustomed to. Whatever chapter you're entering, this is a home that has the potential to grow and adapt alongside you.

And the beauty of this particular property? It's not just the home itself that makes it special.

Positioned within a peaceful residential close, with Cheshire countryside walks accessible nearby, a thriving local community, shops, schools and amenities within easy reach, and excellent transport connections towards Manchester, Chester, Warrington and Liverpool, this is a location that offers the best of both worlds.





From the moment you approach the property, there's an immediate sense of space that isn't always associated with modern residential developments. The home enjoys a pleasant position within the close, with a neatly maintained front lawn bordered by established hedging. An extensive driveway runs alongside the property, providing off-road parking for several vehicles before leading towards the garage. It's the sort of street where neighbours acknowledge one another, conversations happen over garden fences, and popping outside to put the bins out could quite easily turn into a half-hour catch-up. Step through the front door and you're welcomed into an entrance hallway, where the attention to detail introduced by the current homeowners becomes immediately apparent. Decorative wall panelling follows the staircase towards the first floor, adding character and a more refined finish to a space that might otherwise be overlooked. It's a lovely introduction to the thoughtful improvements that continue throughout the home.

To the right of the hallway sits a wonderfully bright and spacious living room, enjoying a dual-aspect arrangement that allows natural light to travel through the room.
The attractive bay window to the front creates a particularly inviting spot. Perhaps somewhere to curl up with a good book and a morning coffee, or, if you're anything like me, the perfect place to have a completely innocent nose at what's happening outside. There's ample room for comfortable seating, allowing everyone to spread out without feeling disconnected from one another.

A wall-mounted electric fireplace provides a contemporary focal point, adding warmth and atmosphere during the colder months. You can already imagine those winter evenings, curtains drawn, a favourite film on the television and everyone settling down for the night. An open connection to the adjoining reception space creates a natural flow through the ground floor, making the home feel sociable, spacious and wonderfully practical for everyday living.

Beyond the living room is a second reception area, and this is where the versatility of the home really begins to shine. Currently offering an excellent space for dining, its open connection to the kitchen makes it particularly well suited to entertaining and family life.

Picture the Christmas table laid out, everyone eagerly awaiting dinner, and the person responsible for cooking still being able to join in the conversations rather than disappearing into a separate room.



"Imagine, a home that makes every day living feel effortless."





"Versatility and practicality blended all into one home"



Alternatively, this could become a children's playroom, a cosy snug, or even a home office for those who need somewhere to work without feeling completely removed from the rest of the household. With a breakfast bar incorporated into the adjoining kitchen, there's also the flexibility to use this as an informal dining spot, allowing the reception room to serve a different purpose entirely.

Patio doors open directly onto the rear garden, connecting the indoor and outdoor spaces beautifully. During the warmer months, it's easy to imagine the doors open, children playing outside and family life naturally flowing between the house and garden.
It's a room that works for whatever stage of life you're in, and one that can change with you over the years.

The modern kitchen sits conveniently alongside the second reception area, creating a sociable layout that allows everyday life to happen together. A range of wall and base units provides generous storage, with practical worktop space for preparing everything from quick weekday breakfasts to those more ambitious Sunday roasts.
A window overlooking the rear garden is another thoughtful feature, allowing you to keep an eye on what's happening outside whilst preparing meals. It's easy to picture the everyday moments that make a house a home. Children sitting at the breakfast bar discussing their day, recipes being passed down through generations, or perhaps a few culinary experiments that don't quite go according to plan. The open arrangement ensures that whether you're cooking, dining or entertaining, you're never too far away from the conversation.

As you make your way upstairs, the decorative panelling continues, complemented by contemporary black metal detailing around the landing, reinforcing the considered finish seen throughout the property.
The first floor accommodates three bedrooms, an en-suite shower room and a modern family bathroom. The master bedroom is a generous double, offering plenty of space to create a comfortable retreat at the end of the day. Decorative wall panelling adds another stylish finishing touch, whilst the benefit of a private en-suite brings a little extra convenience to everyday living.
The second bedroom is another well-proportioned double, overlooking the rear garden. It's an ideal space for children, teenagers or visiting guests, offering the flexibility to accommodate changing household needs.





The third bedroom is a comfortable single, equally suited to use as a nursery, dressing room, study or home office.

For first-time buyers who may not need all three bedrooms immediately, this additional space provides the opportunity to create a home that works around your lifestyle today, without limiting your options for tomorrow.

Completing the first-floor accommodation is a beautifully updated family bathroom, where contemporary fittings, tiling and decorative acoustic panelling create a stylish, modern finish.

It's another example of the care and attention that has gone into making this home both attractive and practical.

Step outside and you'll discover that the garden offers just as much versatility as the accommodation inside.
Designed to be enjoyed rather than constantly maintained, the rear garden provides a generous outdoor space with an attractive Indian stone patio, perfect for al fresco dining, summer barbecues or simply enjoying a quiet morning coffee.
Beyond the patio, artificial lawn creates a practical, low-maintenance space that can be enjoyed throughout the year. No endless lawn mowing, fewer muddy footprints and considerably less time spent maintaining the garden. Which, let's face it, means more time actually enjoying it.
For families, there's room for children to play and explore, whilst adults can relax or entertain nearby. For couples and downsizers, it offers a wonderful balance of usable outdoor space without the demands of maintaining an extensive lawn.





˝As you step outside the sense of space continues˜

Mature trees beyond the rear boundary provide a pleasant green backdrop and contribute to the garden's sense of privacy, helping it feel like a peaceful retreat from the outside world.
The garden also extends behind the garage, providing a useful additional area that could accommodate discreet storage for bins, garden equipment or children's outdoor toys.
A side door provides convenient access to the garage itself, offering further storage and practical flexibility.
Whether it's summer evenings spent with friends, children enjoying the sunshine, or simply sitting outside with a drink after a busy working week, this is a garden designed for living.



What makes this property particularly appealing is the way its spaces work together.
The modern presentation means you can move in and begin enjoying your new home without immediately facing a long list of improvements. The two reception areas offer flexibility for family life, entertaining or working from home. Three bedrooms provide room to grow, whilst the en-suite and family bathroom offer practical convenience.
Outside, the extensive driveway, garage and low-maintenance garden make everyday living that little bit easier.
And all of this comes together in a location where you can enjoy countryside walks, community connections and the convenience of Northwich on your doorstep.
It's the kind of home that doesn't demand you change your lifestyle to suit it.

Instead, it has the flexibility to fit around the life you want to live.

Why Choose Rudheath?

For buyers looking to move away from the pace and expense of city living without losing access to major employment centres, Rudheath offers a particularly appealing alternative. Situated on the outskirts of Northwich in the heart of Cheshire, Rudheath combines established residential neighbourhoods, everyday amenities, accessible green spaces and convenient transport links. It's a location that appeals to first-time buyers looking to establish themselves on the property ladder, families seeking more room to grow, and those looking to downsize into a manageable home without becoming disconnected from the community around them.

For buyers relocating from Manchester, Warrington or other surrounding urban areas, Rudheath provides an opportunity to enjoy a more relaxed residential setting whilst maintaining access to the places they need to travel to for work, family and leisure.

The nearby A556 provides an important connection towards the M6 and M56 motorway networks, making journeys towards Manchester, Manchester Airport, Chester, Warrington and Liverpool accessible by road. Northwich railway station also provides rail connections towards Manchester and Chester, offering an alternative for those who prefer to travel by public transport.

Yet despite these connections, Rudheath retains something that can be difficult to find in busier urban locations.

A genuine sense of neighbourhood, with local green spaces, established amenities and countryside walks that allow residents to step away from the demands of everyday life.

It's this balance of connectivity, convenience and countryside that makes Rudheath such an attractive place to call home.





Local Life In Rudheath

FOne of the greatest benefits of living in this particular part of Rudheath is how much of everyday life can be enjoyed close to home. Local convenience stores, including a Co-op, are within walking distance, making those last-minute essentials easy to pick up without needing to travel into town. Northwich town centre is also within easy reach, offering a wider selection of supermarkets, independent shops, cafés, restaurants, pubs and leisure facilities. Whether you're meeting friends for coffee, heading out for an evening meal or simply getting the weekly shopping done, the convenience is there when you need it. For families, Rudheath Primary Academy and Rudheath Senior Academy are both located within the surrounding neighbourhood, making the area particularly practical for households with school-aged children. Rudheath Leisure Centre provides additional opportunities for sport, fitness and recreation, whilst nearby play areas and green spaces offer somewhere for younger residents to enjoy themselves. But perhaps one of the most appealing aspects of this location is its connection to the outdoors. Countryside and riverside walks can be accessed close to the development, allowing you to enjoy the natural surroundings without having to plan an entire day out. Imagine Sunday mornings spent walking the dog, wandering along the river, visiting the local duck pond or discovering a new route through the Cheshire countryside. Nearby green spaces include Gadbrook Park and Griffiths Park, whilst Belmont Road Play Area offers another option for families with younger children. The surrounding area also provides access to canal-side walks and routes through the wider Northwich countryside. And then there's something that makes this community particularly special. The local Dane Valley Community Garden and Orchard brings residents together through growing fruit, vegetables and maintaining a shared green space. It's not simply about growing produce. It's about creating connections, meeting neighbours and building friendships with the people who share the place you call home. For those moving from larger towns or cities in search of a stronger sense of belonging, it's these little details that can make all the difference.







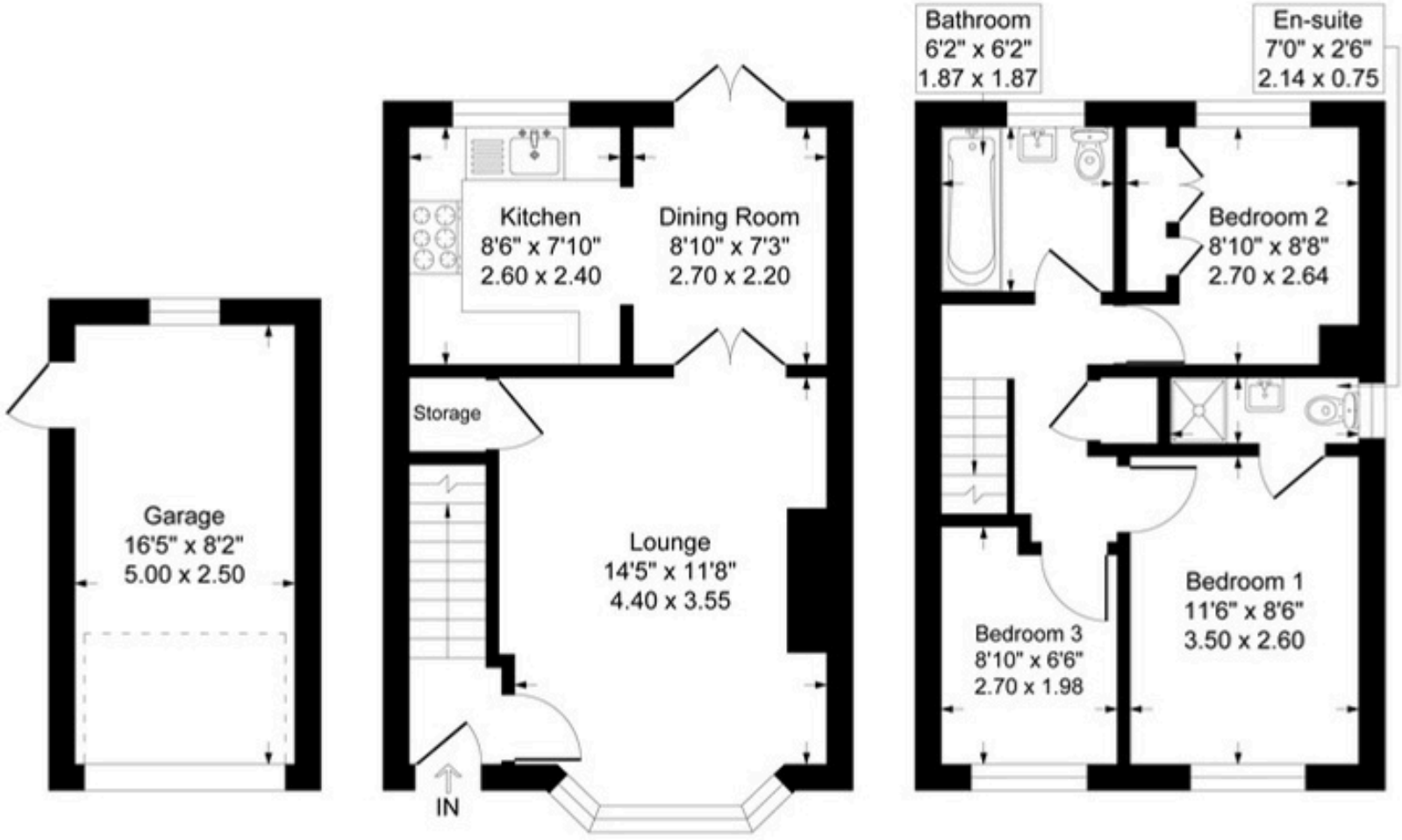
Countryside Living Without Compromising on Connectivity

There's something particularly attractive about being able to enjoy the peace of the countryside whilst remaining connected to everything you need. From this home, you can head out for a relaxing walk through nearby green spaces, enjoy a coffee in Northwich town centre, collect the weekly shopping or join the main road network for a commute towards Manchester or Chester. You don't have to choose between having a practical location and enjoying a slower pace of life. You can have both. And whether you're taking your first step onto the property ladder, looking for somewhere your family can grow, considering a more manageable home or relocating to Cheshire for a different lifestyle, this property offers an opportunity to enjoy everything that makes Rudheath such a desirable place to settle.

Three bedrooms. Two reception spaces. A private garden. Plenty of parking. Countryside on your doorstep. And a community ready to welcome you.

19 Marlowe Road, Northwich

Approximate Gross Internal Floor Area = 82.3 sq m / 886 sq ft



Garage

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

TA UK®

Amy Walley

01606 531338 | 07749 163356 | amy.walley@theagencyuk.com



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Amy Walley

01606 531338 | 07749 163356 | amy.walley@theagencyuk.com