



23 Shakespeare Close, Rudheath, Northwich, Cheshire, CW9 7GB
£225,000

Tucked away in the highly sought-after Shakespeare Close, Northwich, this beautifully presented home is a real gem and perfect for first-time buyers, downsizers or investors alike! Step inside to a welcoming entrance porch leading to a bright and spacious lounge with feature fireplace and stairs to the first floor. The modern kitchen/diner flows seamlessly into a light-filled brick-built conservatory, opening out onto a truly stunning, landscaped rear garden – perfect for relaxing or entertaining. Upstairs offers two well-proportioned bedrooms and a stylish family bathroom with walk-in shower and vanity storage.

Externally, the property boasts a garage, generous driveway parking and a private, beautifully maintained garden. A must-see home in a fantastic location close to schools, amenities and transport links – early viewing is essential!

Accommodation

Entrance Porch

Entrance porch with a door to the front aspect, providing access into the lounge and benefiting from a radiator.

Lounge – 12.01ft x 15.03ft

A spacious and welcoming lounge featuring a fitted fireplace, window to the front elevation, decorative radiator and stairs rising to the first floor. The lounge also provides access through to the kitchen/diner.

Kitchen/Diner – 12.01ft x 8.11ft

Fitted with a range of wall and base units with contrasting work surfaces over, incorporating a sink and drainer, integrated electric oven, gas hob and integrated extractor fan. Window to the rear aspect and radiator. The kitchen/diner also provides access to the conservatory.

Conservatory – 9.08ft x 9.01ft

Brick-built and double-glazed conservatory benefiting from a radiator and double doors leading directly out to the rear garden.

Landing

The first-floor landing provides access to both bedrooms and the family bathroom, with a radiator.

Bedroom One – 12.01ft x 8.15ft

A well-proportioned double bedroom with window to the rear elevation and radiator.

Bedroom Two – 12.01ft x 6.53ft

A further bedroom with window to the front elevation and radiator.

Family Bathroom

The family bathroom comprises a walk-in shower with glass screen, low-level WC and wash hand basin with vanity unit. Chrome heated shower rail, radiator and useful storage cupboard. The room is half tiled with attractive textured tiles and benefits from a frosted window to the side aspect.

Externally

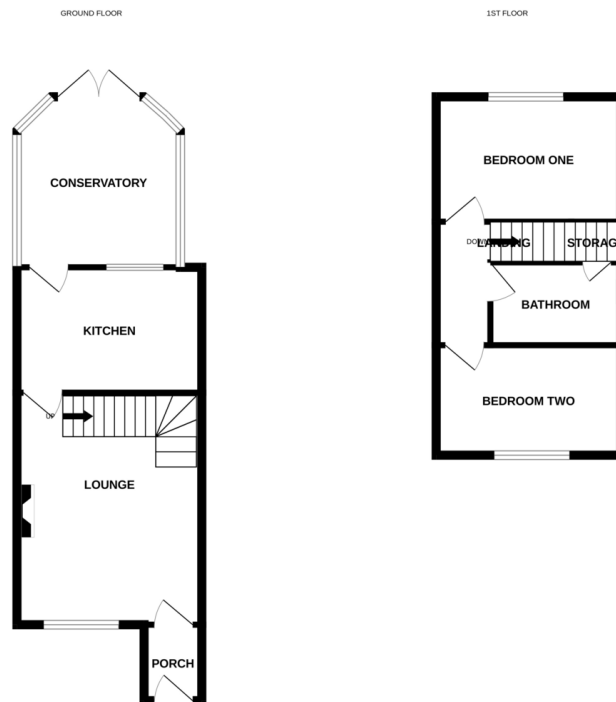
The property boasts a driveway providing parking for three cars, together with a detached garage benefiting from power, lighting and water. The garage also houses a sink and provides useful space and plumbing for a washing machine and tumble dryer.

To the rear is a stunning, landscaped and private garden with external lighting, providing an attractive and versatile outdoor space for relaxing and entertaining.

Location

Situated in the desirable Shakespeare Close area of Northwich, the property enjoys a gorgeous setting with convenient access to excellent local schools, a range of amenities and well-connected transport links, making this an ideal home for families, couples and commuters alike.





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

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