



29 Royle Street, Rudheath, Northwich, Cheshire, CW9 7AJ
£160,000

This traditional mid-terrace home offers well-proportioned accommodation throughout, making it an ideal first-time purchase or investment opportunity. Conveniently situated in the popular area of Rudheath, the property is within walking distance of local schools, shops, supermarkets and a range of everyday amenities. Excellent public transport links are close by, including easy access to the train station, making it a great choice for commuters. Combining character, convenience and a well-connected location, this property is perfectly suited to a variety of buyers.

Accommodation

Entrance Hall

The property is entered via the entrance hall, which provides access to the dining room and staircase leading to the first floor. The hall also benefits from a radiator.

Lounge – 11'02" x 10'09"

Situated to the front of the property, the lounge features a wooden double glazed bay window allowing plenty of natural light to fill the room. A radiator provides warmth, and the lounge opens through to the dining room, creating a spacious open-plan living area.

Dining Room – 12'10" x 11'06"

The dining room enjoys a built-in fireplace, a wooden double glazed window, and a radiator. This versatile reception room offers ample space for family dining and entertaining.

Kitchen – 10'00" x 8'07"

Fitted with a range of base and wall units, the kitchen includes an integrated oven, gas hob with extractor hood, and a round stainless steel sink. A radiator is also fitted, and there is the added benefit of a useful understairs storage area.

First Floor Landing

The landing provides access to both bedrooms, the family bathroom, an airing cupboard, and the loft.

Bedroom One – 11'02" x 12'07"

A generous double bedroom featuring two wooden double glazed windows to the front elevation, built-in wardrobes with spotlights above, an electric ceiling fan/light, and a radiator.

Bedroom Two – 12'01" x 9'02"

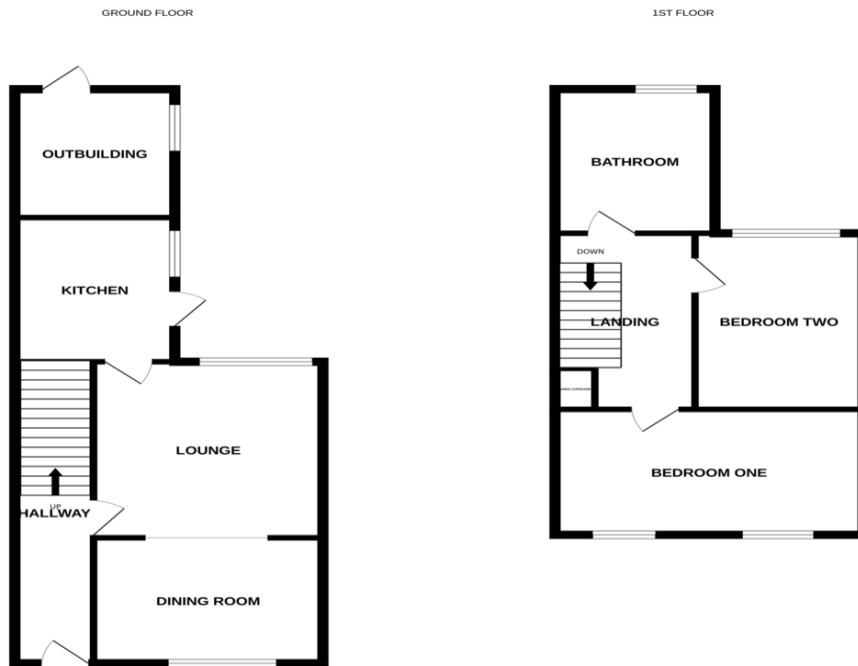
A well-proportioned second bedroom with a wooden double glazed window and radiator.

Family Bathroom

The bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, WC, and wash hand basin set within a vanity unit. A radiator completes the room.

Externally

To the rear, the property benefits from an enclosed, low-maintenance yard, providing an ideal outdoor space to enjoy. There is also a useful brick-built outbuilding with power, lighting and plumbing for a washing machine, offering excellent additional storage or potential for a variety of uses.



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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