



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.





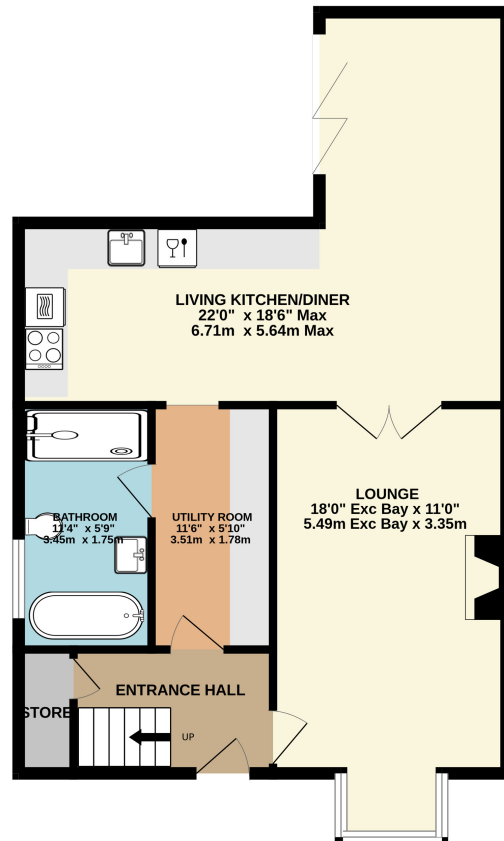
Not overlooked from the rear, the property occupies an excellent position in a long established and very popular location. Around 1.6 miles away is the town centre providing an excellent choice of shops and stores, retail park, Waitrose supermarket with a picturesque marina, multiplex cinema, and memorial 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

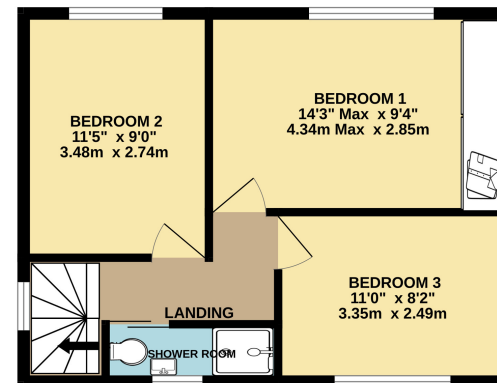
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



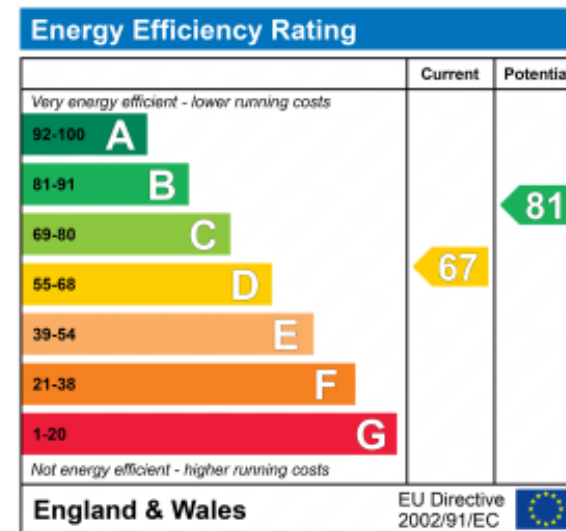
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## Important Information

- Council Tax Band: B
- Tenure: Freehold

## EPC Rating



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