



***33 Edward Street, Rudheath, Northwich, Cheshire, CW9 7DQ***  
***£150,000***

*If you're ready to take that exciting first step onto the property ladder, this spacious mid-terraced home is not to be missed. Boasting two generous reception rooms, there's plenty of space to relax, entertain, or even create a home office. The kitchen sits to the rear, offering a practical layout. Upstairs, you'll find two well-sized double bedrooms and a family bathroom—perfect for comfortable everyday living. Outside, a low-maintenance yard provides private outdoor space without the hassle. Situated in a convenient location close to local amenities and with excellent transport links into town, this property ticks all the right boxes for first-time buyers.*

## Accommodation

### *DINING ROOM 11' 6" x 10' (3.51m x 3.05m)*

*Accessed via the entrance door to the front elevation. With a double glazed window to the front elevation, wall mounted radiator and laminate flooring.*

### *LOUNGE 14' 2" x 11' 6" (4.32m x 3.51m)*

*A cosy lounge with a double glazed window to the rear elevation and a door leads to the kitchen, stairs rise to the first floor. Wall mounted radiator and laminate flooring.*

### *KITCHEN 16' 2" x 6' 7" (4.93m x 2.01m)*

*With double glazed windows to the side and rear elevations and a door leads to the yard. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine and space for fridge freezer, inset spot lighting and tiled flooring.*

### *LANDING*

*Loft access and doors to all rooms.*

### *BEDROOM ONE 11' 7" x 10' (3.53m x 3.05m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *BEDROOM TWO 8' 6" x 11' 4" (2.59m x 3.45m)*

*With a double glazed window to the rear elevation, wall mounted radiator and cupboard providing storage.*

### *BATHROOM*

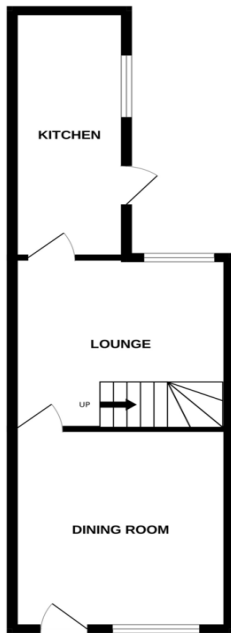
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over, part tiled walls and wall mounted radiator.*

### *EXTERNALLY*

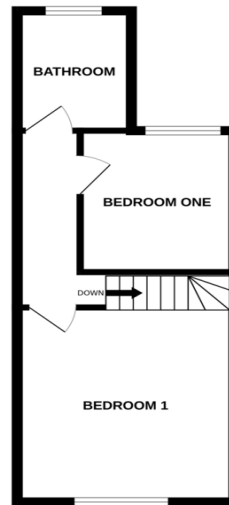
*To the rear is a low maintenance yard.*



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA - 706 sq.ft. (65.6 sq.m.) approx.

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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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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