



43 Nicholas Avenue, Rudheath, Northwich, Cheshire, CW9 7LD
£195,000 – No onward chain

Offered for sale with no onward chain and for sale for the first time since 1939 is this three-bedroom semi-detached property which occupies a generous corner plot in the popular and offers excellent potential for a range of buyers. The accommodation briefly comprises an entrance hall, a spacious lounge diner with patio doors opening onto the rear garden, a kitchen, lean-to, and a ground floor shower room. To the first floor are three well-proportioned bedrooms. Externally, the property enjoys a lawned front garden, with gardens extending to the side and rear, providing excellent outdoor space and scope for further landscaping. A driveway provides off-road parking. Viewing is highly recommended to fully appreciate the potential this home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, doors lead to the lounge, kitchen and shower room and stairs rise to the first floor.

LOUNGE 16' x 11' 4" (4.88m x 3.45m)

With a double glazed window to the front elevation and double glazed French doors lead to the garden, wall mounted radiator, electric fire and surround.

KITCHEN 8' 4 max" x 12' 2 max" (2.54m x 3.71m)

With a double glazed window to the side elevation and an opaque window to the rear. Fitted with a range of units over incorporating a sink unit, space and plumbing for washing machine, space for fridge freezer, a door leads to the lean too.

LEAN TOO 6' 1" x 23' 6" (1.85m x 7.16m)

With tiled flooring and a door leads to the garden.

SHOWER ROOM

With a double glazed opaque window to the side elevation, fitted with a low level WC, hand wash basin and shower cubicle and shower, part tiled walls and wall mounted radiator.

LANDING

Doors lead to all rooms.

BEDROOM ONE 15' 9" x 10' 5" (4.8m x 3.18m)

With double glazed windows to the front and rear elevations, wall mounted radiators and fitted units.

BEDROOM TWO 7' 9" x 13' (2.36m x 3.96m)

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

BEDROOM THREE 8' 2" x 7' 7" (2.49m x 2.31m)

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

EXTERNALLY

To the front is laid to lawn with a driveway providing off road parking, side access to the rear. The private rear garden is laid to lawn with patio area.





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 furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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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