



75 West Avenue, Rudheath, Northwich, Cheshire, CW9 7ES
£300,000

Offered for sale with no onward chain, this beautifully presented and significantly extended semi-detached home occupies a superb corner plot in a highly regarded residential location. Designed with modern family living in mind, the spacious accommodation comprises an inviting entrance hall, a bright and welcoming lounge diner, a contemporary fitted kitchen, a versatile dining/family room, utility room and guest WC. To the first floor, there are four generously sized bedrooms, a modern family bathroom and en-suite. Externally, the property enjoys attractive landscaped gardens, to the front side and rear and off-road parking, completing this impressive family home.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, doors lead to the lounge, kitchen and utility room and stairs rise to the first floor.

LOUNGE DINER 24' 4" x 13' 4" (7.42m x 4.08m)

With double glazed windows to the front and rear elevations, two feature column wall mounted radiators.

KITCHEN 9' 10" x 10' 11" (3.0m x 3.34m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob, dishwasher.

DINING/FAMILY ROOM 11' 11" x 15' 3" (3.64m x 4.65m)

With a double glazed window to the side elevation, a double glazed door leads to the rear garden, wall mounted radiator and tiled flooring.

UTILITY ROOM 9' 8" x 6' 3" (2.95m x 1.93m)

With a double glazed opaque window to the front elevation, space and plumbing for washing machine and dryer, fitted cupboards housing the boiler and providing storage, a door leads to the guest WC. Loft access.

GUEST WC

Fitted with a low level WC and feature hand wash basin, part tiled walls, tiled flooring, inset spot lighting.

LANDING

A split level landing with a double glazed window to the front elevation, loft access and doors lead to the bedrooms and bathroom.

BEDROOM ONE 14' 0" x 10' 10" (4.28m x 3.31m)

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

BEDROOM TWO 10' 0" x 13' 5" (3.06m x 4.11m)

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

BEDROOM THREE 11' 11" x 10' 0" (3.65m x 3.05m)

With a double glazed window to the side elevation and wall mounted radiator. A door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, wall mounted radiator.

BEDROOM FOUR 11' 2" x 10' 1" (3.41m x 3.08m)

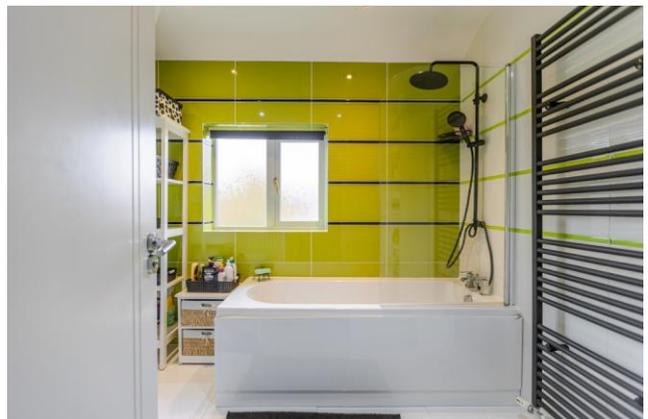
With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed opaque window to the front elevation, fitted with a suite comprising low level WC, hand wash basin and panelled bath with rainfall shower over, towel rail, feature column radiator, part tiled walls and tiled flooring.

EXTERNALLY

Externally, the property occupies a spacious corner plot with gardens laid to lawn to both the front and rear, complemented by well-stocked borders of shrubs and plants. To the side, a driveway provides ample off-road parking.





Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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