



East Avenue | Rudheath | CW9 7JG

EDWARD  
mellor



## Features

- An outstanding 3 bed semi detached property
- Beautifully presented throughout
- Extended with annexe potential
- Magnificent fitted kitchen
- Garage and private driveway

An extraordinary traditional semi-detached property, beautifully presented throughout and finished to a remarkable standard, appointed with high-quality fixtures and fittings and meticulous attention to detail. The extended accommodation (refer to floor plan) offers superb flexibility including a potential self-contained

annexe. the ground floor comprises a welcoming entrance hall, cloakroom, generous dining room, and lounge with a log burning stove, magnificent and stunning fitted kitchen with breakfast area and integral appliances, the annexe space has an impressive and spacious living room with bi-fold doors, office and shower room. To the first

floor are three excellent sized bedrooms and a well-appointed family bathroom with separate shower. Externally the property benefits from a garage, private driveway, attractive front garden and a secluded, low maintenance rear garden.



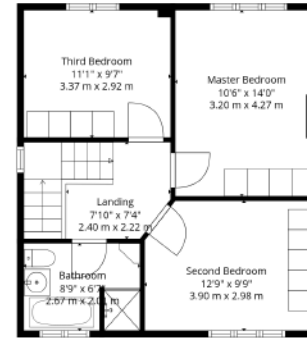
Not overlooked from the rear, the property occupies an excellent position in a long established and very popular location. Around 1.6 miles away is the town centre providing an excellent choice of shops and stores, retail park, Waitrose supermarket with a picturesque marina, multiplex cinema, and memorial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

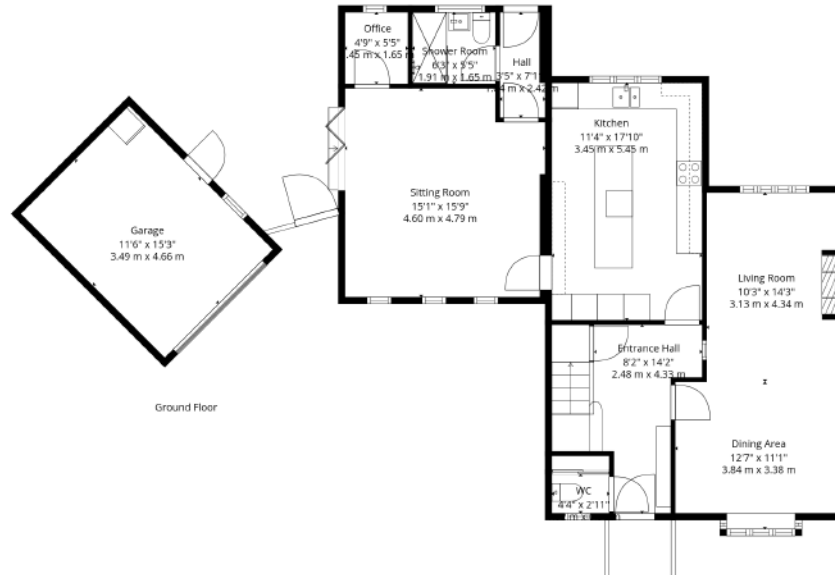


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



1st Floor



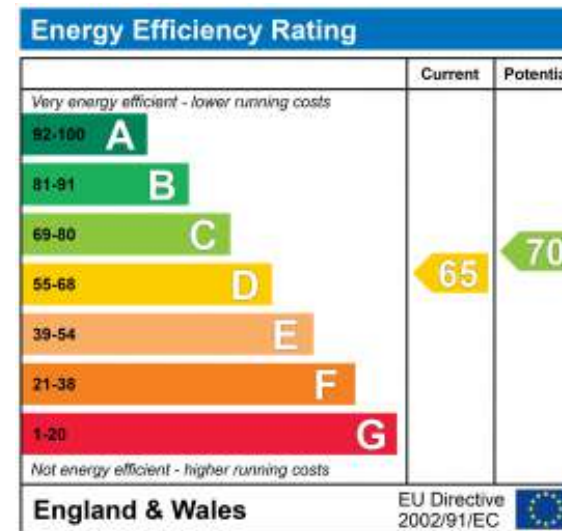
**Total: 1488 sq. Ft, 138 m2**  
Ground Floor: 960 sq. Ft, 89 M2, 1st Floor: 528 sq. Ft, 49 m2  
Excluded Areas: Garage: 177 sq. Ft, 16 M2, Walls: 151 sq. Ft, 14 m2

Created By Sonu Media. Measurements Deemed Highly Reliable But Not Guaranteed.

## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*