



Wessex Drive | Rudheath | CW9 7JS

EDWARD
mellor



Features

- For sale with no forward chain
- Superbly upgraded 3 bed semi detached
- Garage, private driveway and gardens
- Brand new carpets and replastered walls
- Impressive lounge/diner and new bathroom

A beautifully restored and upgraded semi-detached property, offered for sale with no onward chain and ready for immediate occupation. Recent improvements include newly re-plastered walls, brand-new quality carpets, a new bathroom and extensive redecoration, creating a fresh and move-in-ready home. The

property has PVCU double glazing and gas central heating with some new traditional style radiators and a recently installed combi boiler. The layout has a welcoming entrance hall with new 'Rockdoor' composite door and Karndean floor, impressive lounge/diner with French doors opening to the rear garden, refitted kitchen with

integrated oven and hob, versatile home office/sitting room, utility space and new convenient WC. The first floor has three excellent sized bedrooms and a new bathroom. There is a private driveway giving ample off road parking, garage and enclosed gardens to the front, side and rear. Don't miss out - book your viewing today.



In less than a one minute drive is access to the A556 which leads directly to the motorway network connecting with Manchester, Manchester International Airport, Warrington, Chester and Liverpool. Northwich town centre is 1.7 miles away and provides a selection of shops and stores including a Waitrose supermarket against a pretty marina, multiplex cinema, bars and restaurants and memorial court with swimming pool and gym. Knutsford is 7 miles away with shopping and leisure facilities together with Tatton Park owned by the National Trust.

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 should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band B - Energy Performance Rating TBC

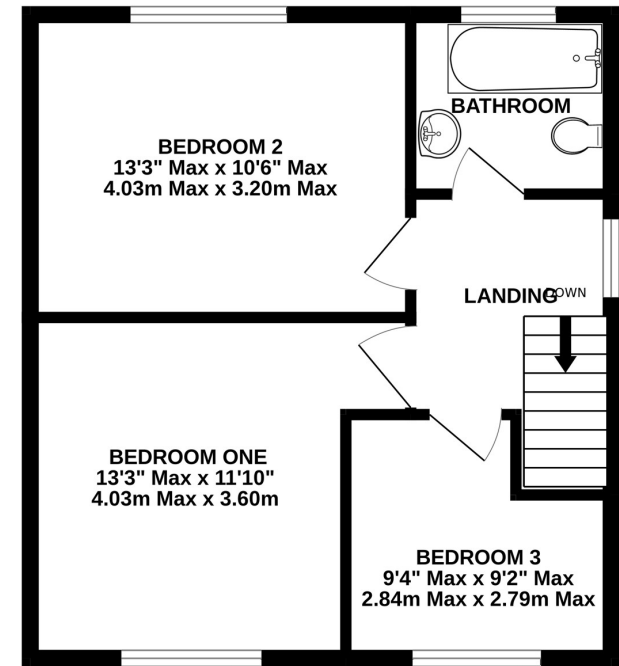
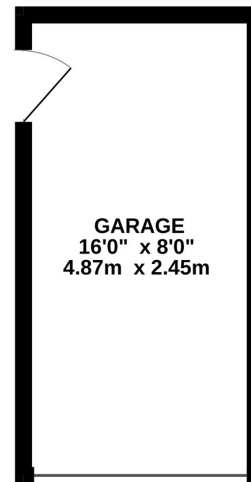
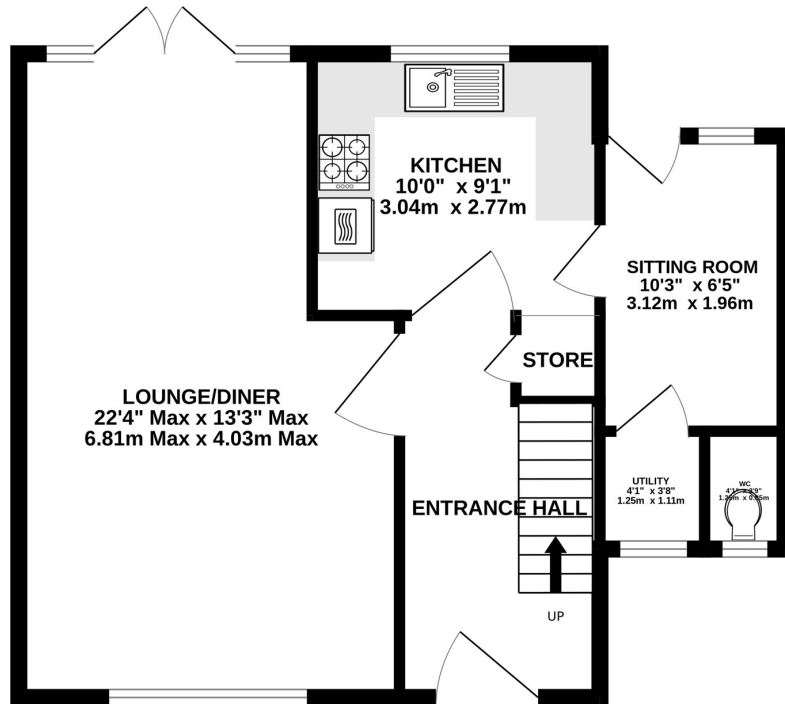


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR



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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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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