



35 Melchett Crescent, Rudheath, Northwich, CW9 7EW
£150,000 – No onward chain

Offered for sale with no onward chain, this mid-terraced home is an ideal purchase for first-time buyers. The ground floor accommodation comprises a lounge/diner, fitted kitchen and shower room. To the first floor are two generous double bedrooms. Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear there is an enclosed garden featuring decked and patio areas, ideal for al-fresco dining, along with a useful storage.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door, laminate flooring, double glazed window to the front elevation, wall mounted radiator, doors lead to the lounge, kitchen and shower room, stairs rise to the first floor.

LOUNGE DINER 13' 7" x 10' 7" (4.14m x 3.23m)

With double glazed windows to the front and rear elevations, wall mounted radiator.

KITCHEN 8' 4" x 10' 9" (2.54m x 3.28m)

With a double glazed window to the rear elevation and a door leads to the garden. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Space for cooker, wall mounted boiler and tiled flooring.

SHOWER ROOM

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

LANDING

With a double glazed window to the rear elevation and doors lead to the bedrooms.

BEDROOM ONE 14' 10" x 10' 4" (4.52m x 3.15m)

With double glazed windows to the front and rear elevations, wall mounted radiator and a cupboard housing the water tank.

BEDROOM TWO 12' 6" x 14' 0" (3.81m x 4.27m)

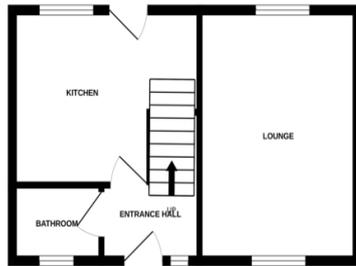
With double glazed windows to the front and rear elevations, wall mounted radiator.

EXTERNALLY

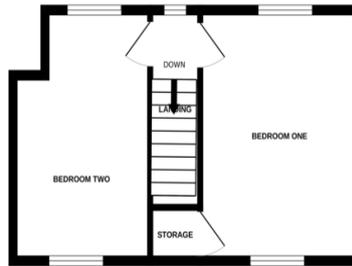
To the front is a driveway providing off road parking and to the rear an enclosed patio garden with decked area and useful storage shed.



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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