



29 Braemar Avenue, Rudheath, Northwich, Cheshire, CW9 7BB
£260,000

A well-presented three-bedroom semi-detached home situated in the popular area of Rudheath, offering generous and versatile accommodation throughout. The property comprises an entrance hall, comfortable sitting room with direct access to the rear garden, and a spacious 20ft lounge/diner with feature fireplace. The fitted kitchen provides ample storage and workspace, with access to the outside. To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, together with a modern family shower room.

Externally, the property enjoys a generous frontage with shared driveway providing ample off-road parking and access to a detached single garage with power and lighting. To the rear is a mature, established and private garden, featuring a lawn, paved patio and a variety of plants, flowers and shrubs. An ideal family home offering excellent living space both inside and out.

Accommodation

Entrance Hall

The property is approached via an entrance hallway featuring a glazed entrance door and stairs rising to the first floor, with useful storage cupboard beneath. The hallway also provides access to both the sitting room and lounge/diner.

Sitting Room - 13'0" x 12'0"

A comfortable reception room featuring sliding UPVC doors to the rear elevation, providing direct access to the rear garden and patio area. The room also benefits from a feature fireplace with electric fire and radiator.

Lounge/Diner - 20'0" x 9'10"

A spacious and versatile lounge and dining room featuring a double-glazed bay window to the front elevation and further double-glazed window to the rear. The room benefits from a feature gas fire and two radiators.

Kitchen - 15'6" x 7'0"

Fitted with a range of wall and base units with work surfaces over, incorporating a sink with mixer tap. There are double-glazed windows to both the front and rear elevations, together with a composite glazed-panel door providing external access. Further benefits include a radiator and plumbing for a washing machine.

First Floor Landing

The landing provides access to all three bedrooms and the family shower room. There is also a double-glazed window to the front elevation and a useful airing cupboard providing additional storage.

Bedroom One - 11'7" x 11'5"

A well-proportioned double bedroom featuring fitted wardrobes, a double-glazed window overlooking the rear elevation and radiator.

Bedroom Two - 9'10" x 11'5"

A further good-sized bedroom fitted with a range of wardrobes and useful storage unit. Double-glazed window to the rear elevation and radiator.

Bedroom Three - 8'0" x 8'4"

A well-proportioned third bedroom featuring a double-glazed window to the front elevation and radiator.

Shower Room

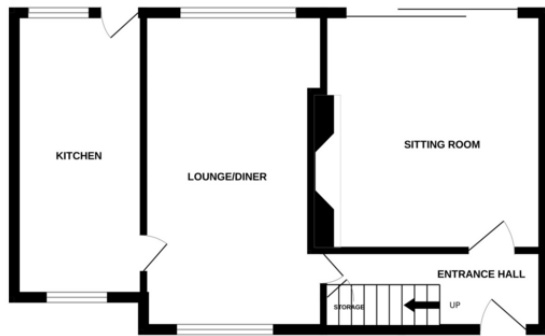
Fitted with a three-piece suite comprising a shower cubicle, low-level WC and wash hand basin set within a vanity unit. The room benefits from a chrome heated towel rail, tiled walls and floor, together with an opaque double-glazed window to the side elevation.

Outside

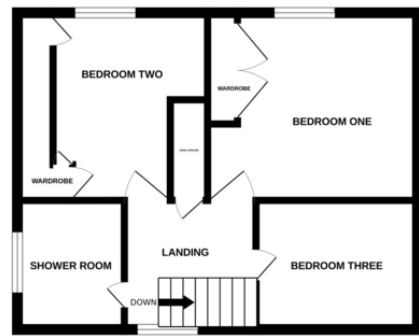
The property benefits from a generous frontage with a shared driveway providing ample off-road parking and leading to a single detached garage which benefits from power and lighting. To the rear is a mature and established garden featuring a good variety of plants, flowers and shrubs, together with a lawned area and paved patio, providing an attractive and private outdoor space.



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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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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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