





A well-proportioned, four bedroom detached home on the outskirts of Northwich.

- Detached Family Home
- Two Reception Rooms
- Conservatory
- Kitchen & Utility Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Mature Gardens
- Double Driveway

Description

An impressive, detached family home, located on the outskirts of the town and not overlooked from the rear. The property provides well proportioned accommodation with PVCu double glazed windows and gas central heating and comprises: Entrance hall, lounge, dining room, conservatory, kitchen, utility room, cloakroom and integral garage on the ground floor and landing, four good size bedrooms, en-suite shower room and family bathroom on the first floor. Externally there is an open plan front garden with a double width driveway and to the rear there is a mature, non-overlooked garden with lawn and patio areas.



Location

Rudheath is located on the south east side of northwich, there are a good selection of local shops and other facilities immediately available. Local primary schools include Rudheath Primary Academy & Nursery and Davenham CofE Primary School. There are two nearby High Schools, the highly regarded County High School Leftwich and Rudheath Senior Academy. Local transport facilities could not be better served with the A556 immediately available with connections to the M6 Motorway, only six miles away. The Northern Line railway with trains from Chester to Manchester is accessible from either Northwich or nearby Lostock Gralam and The Mainline West Coast Railway is available from Hartford. Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

FREEHOLD

EPC Rating: D

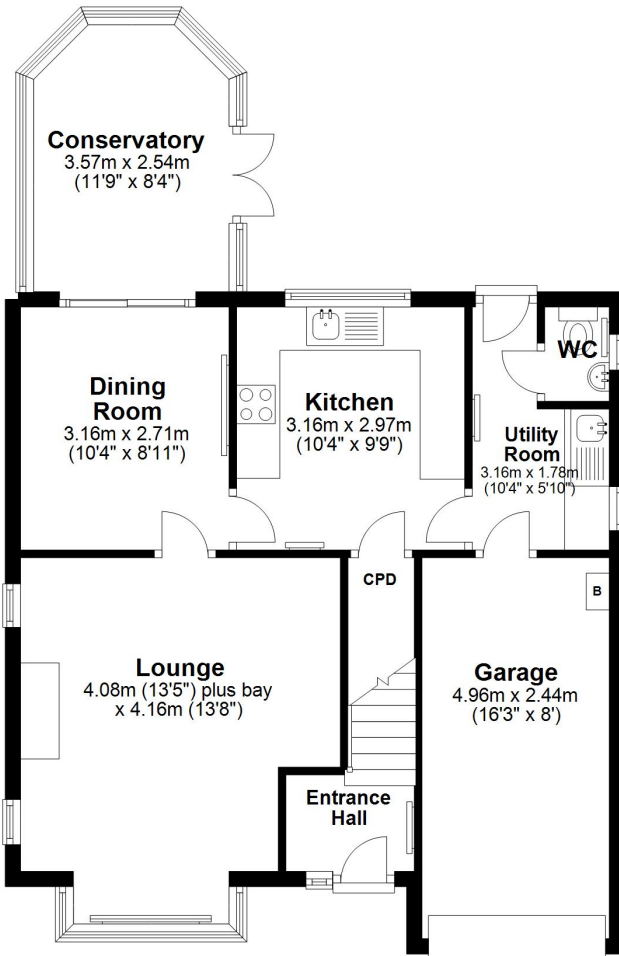
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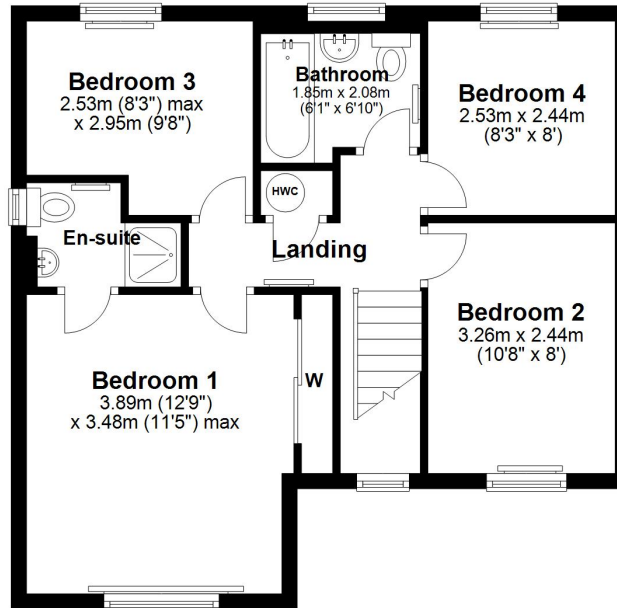
Ground Floor

Approx. 68.6 sq. metres (738.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 118.8 sq. metres (1279.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.