



8 Lune Crescent, Rudheath, Northwich, Cheshire, CW9 7NY
Offers Over £300,000

FREEHOLD PROPERTY.... This four bedroom semi detached property is situated at the head of the new Dane View development by Barrett Homes and offers well balanced accommodation. Set over three floors the property allows easy access to the local schools, shops, train station and excellent commuter routes making it an ideal purchase for the growing family. Warmed by gas central heating which is complemented with uPVC double glazed windows and doors the property briefly comprises entrance hall, kitchen diner, bedroom four and cloakroom on the ground floor whilst to the first floor is a spacious lounge and the primary bedroom with ensuite facilities. To the second floor there are two double bedrooms with fitted storage and a well appointed family bathroom. Externally the property is approached via a driveway to provide off road parking whilst to the rear is an enclosed garden with a flagged patio, a low maintenance artificial lawn, raised planted border and a side access gate.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Entrance Hall- Composite entrance door, fitted storage, radiator and stairs to the first floor.

Downstairs Cloakroom- W.C. with low level flush and wash hand basin.

Bedroom Four 8'10'' x 6'00- uPVC double glazed window to the front elevation and radiator

Kitchen/Dining Room 20'00'' x 12'10'' uPVC double glazed French doors to the rear elevation, uPVC double glazed uPVC window to either side. The kitchen area comprises wall and base units with work surfaces over incorporating a four-ring gas hob with electric oven below and stainless-steel extractor hood over, one and a half stainless steel sink and mixer tap, integrated dishwasher, integrated washing machine and radiator.

First Floor

Landing with spindle balustrade, radiator and stairs to the second floor.

Lounge- 10'00 x 12'10'' - uPVC double glazed window to the rear elevation and radiator.

Primary bedroom- 10'06'' x 12'10'' uPVC window to the front elevation and radiator.

En Suite- Comprising walk in shower, low level wc, pedestal wash basin, part tiled walls and uPVC double glazed opaque glass window to the side elevation.

Second Floor- Landing with loft access hatch and radiator.

Bedroom Two -11'02'' x 12'10'' uPVC double glazed skylight to the rear elevation, fitted storage and radiator.

Bedroom Three- 10'08'' x 12'10 uPVC window to the front elevation, fitted storage and radiator.

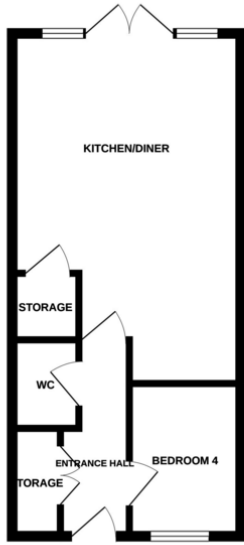
Bathroom- Fitted with a three-piece suite comprising panel bath with shower over and screen, low level WC, pedestal wash basin, part tiled walls and radiator.

Outside

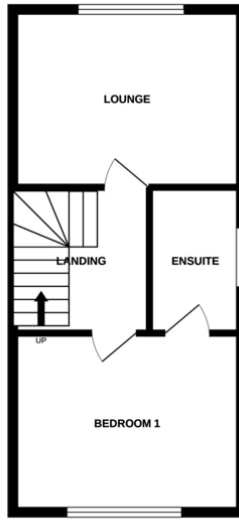
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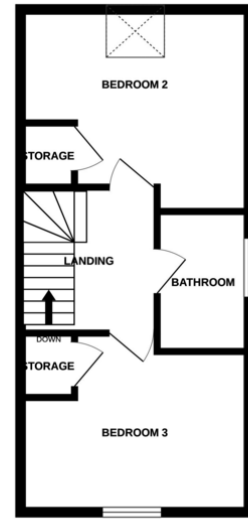
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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