



345 Middlewich Road, Rudheath, Northwich, Cheshire, CW9 7DU

£175,000

This two bedroom end terraced property is situated in the popular area of Rudheath and has the added bonus of a double driveway to provide off road parking. Warmed by gas central heating which is complemented with uPVC double glazing, the property is within walking distance of the local schools, shops and other amenities close to hand as well giving easy access to excellent commuter routes. In brief the property comprises entrance hall, lounge, and kitchen diner on the ground floor whilst to the first floor there are two bedrooms and a well appointed family bathroom. Externally the property is approached by a block brick drive way whilst to the rear is a low maintenance garden with a patio, a pergola seating area, planted raised borders, a storage shed and a side access gate.

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

Accommodation

Ground Floor

Entrance Hall: With uPVC double glazed entrance door to the front elevation, stairs rising to the first floor accommodation and radiator.

Lounge: 12'11" x 10'9" With uPVC double glazed window to the front elevation, feature brick built fireplace with shelving space and wooden mantle housing a log burning stove, coved ceiling, television aerial point and radiator.

Kitchen: 14'7" x 6'7" Fitted with a range of wall, base and drawer units with working surfaces above incorporating an inset 1 ½ bowl stainless steel sink and drainer unit with mixer taps above, four ring gas hob with electric oven below and stainless steel extraction hood over, space and plumbing for automatic washing machine, part tiled walls, tiled floor covering, uPVC double glazed windows to the rear and side elevations, and radiator.

Rear Porch: With door to the rear elevation and tiled floor covering.

First Floor

Landing: With uPVC double glazed window to the side elevation and loft access point.

Bedroom One: 11'6" x 9'5" With uPVC double glazed window to the front elevation, built-in wardrobes providing ample hanging and storage space, built-in storage cupboard and radiator. Loft access hatch with drop down ladder with partial boarding and power.

Bedroom Two: 10'4" x 7'1" With uPVC double glazed window to the rear elevation, built-in wardrobes providing hanging and storage space, and radiator.

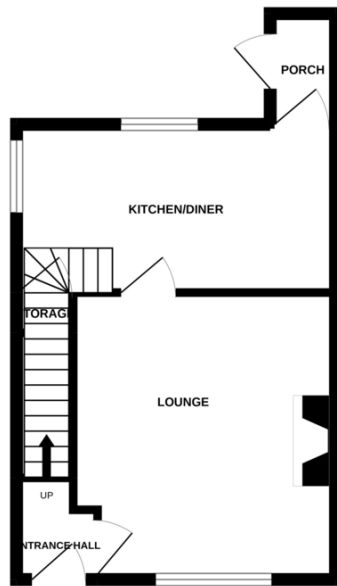
Family Bathroom: Furnished with a white suite comprising of a low level WC, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls, tiled floor covering, uPVC double glazed opaque window to the rear elevation, built-in airing cupboard housing hot water cylinder, and radiator.

Outside

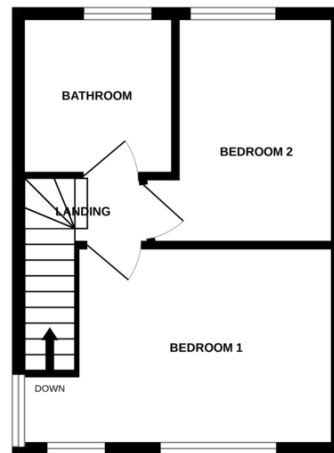
Externally to the front of the property there is a block paved driveway providing valuable off road parking, with gated side access to the rear garden which is fully enclosed and offers an area of lawn, two paved patio areas, along with numerous plants, shrubs and flowering trees.



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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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.

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