



17 North Drive, Rudheath, Northwich, Cheshire, CW9 7JF

£210,000

No Onward Chain...This three bedroom semi detached property is situated in the popular area of Rudheath and has the added bonus a detached single garage. Sitting in a generous plot and within walking distance of the local schools, shops, and other amenities close to hand. The property also allows easy access to excellent commuter routes. Warmed by gas central heating the accommodation briefly comprises entrance hall, lounge, dining room, kitchen and cloakroom on the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally the property is approached via a driveway leading to the garage and has a low maintenance paved front garden whilst to the rear is a patio seating area, lawn and planted borders.

Rudheath is a popular area on the outskirts of Northwich with local shops and schools. The area is also convenient for ease of access to the A556 Northwich bypass making destinations such as Manchester, Chester and Manchester International Airport all easily accessible on a daily travelling basis. Northwich town centre is a short drive away and provides a wide range of shopping, leisure and recreational pursuits to include Boots, WH Smith and Waitrose.

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

Accommodation

Entrance Hall

LOUNGE 13' 11" x 11' 0".

DINING ROOM 13' 4" x 9' 11"

KITCHEN 9'11" x 11'00'

GROUND FLORR W/C

HALF LANDING

LANDING With loft access and radiator.

BEDROOM ONE 13' 4 max" x 9' 11"

BEDROOM TWO 14' 0" x 10' 11"

BEDROOM THREE 11' 1" x 9' 10"

BATHROOM 5'02 x 7'06



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

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.

