



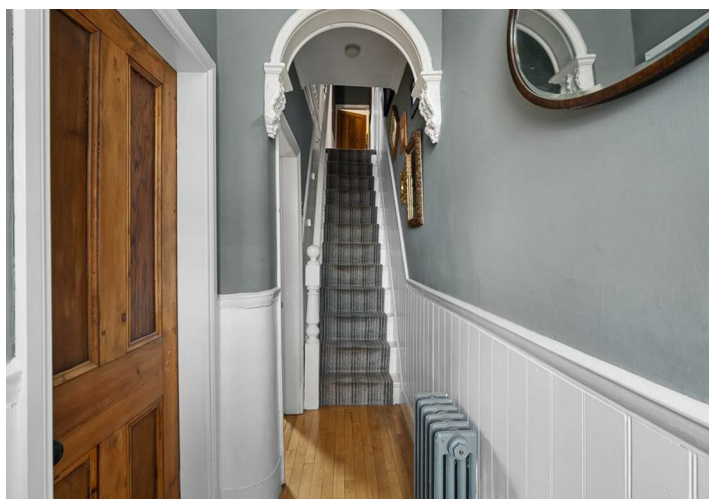
ESTATE AGENTS

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Shipbrook Road, Rudheath, Northwich CW9 7EL

Offers over £290,000



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Entrance Hall

Entrance door to front. Doors to lounge and dining room. Stairs to first floor.

Lounge

14' (into bay) x 10'11" (4.27m (into bay) x 3.33m)
Bay window to front. Opening to dining room.

Dining Room

13'7" x 11' 6 " (4.14m x 3.35m 1.83m ")
Window to rear. Opening to lounge. Door to kitchen.

Kitchen

16'4" x 8'4" (4.98m x 2.54m)
A beautiful kitchen with a range of units and integrated appliances. Space for Range oven. Door and window to side. Door to reception room and dining room.

Reception Room

Currently utilized as a bedroom but ideal as a home office or playroom. French doors out to garden. Doors to cloakroom and kitchen.

Cloakroom

WC and hand basin. Window to rear.

Galleried Landing

Galleried Landing with doors to all first floor bedrooms and bathroom. Stairs to second floor.

Bedroom One

15'1" max x 13'10" into bay (4.60m max x 4.22m into bay)
Bay window to front. Built in wardrobe space. Door to En-suite

En-suite

WC, wash hand basin and shower enclosure.

Bedroom Two

10 ' 10" x 9' 2 " (3.05m ' 3.05m x 2.74m 0.61m ")
Window to rear.

Bedroom Three

6'6" x 5'3" (1.98m x 1.60m)
Window to side.

Bathroom

A stunning family bathroom with four piece suite comprising of WC, wash hand basin, freestanding bath and double shower enclosure.

Loft Room.

9'9" x 8'3". (2.97m x 2.51m.)
Window to front.

Garden

To the side of the property is gated access which leads to a single garage. To the rear is a good sized garden with raised decking area and artificial lawn.



Floor Plan



THREE BEDROOMS

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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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

