



ESTATE AGENTS

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13 Laburnum Road, Rudheath, Northwich CW9 7JT

Offers in excess of £210,000



Offered to the market with NO ONWARD CHAIN, this extended family home occupies a convenient position on Laburnum Road, Rudheath, on the edge of Northwich. Ideally located for everyday living, the property is within easy reach of local shops, supermarkets, schools and leisure facilities, while Northwich town centre is just a short drive away. Excellent transport links via the A556, M6 and M56 provide straightforward commuting to Chester, Manchester, Liverpool and beyond, making this an ideal choice for families and commuters alike.

Having remained in the same family for many years, this much-loved home has been thoughtfully extended over time to create an impressively spacious and versatile layout, perfectly suited to modern family life.

- Substantially extended to the ground floor
- Semi-detached with good sized garden
- Three bedrooms
- No Chain
- Three reception rooms
- Scope to further improve and update
- Downstairs WC and workshop/utility room



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