



Wright Marshall
Estate Agents

19 FOXGLOVE WAY, RUDHEATH, NORTHWICH
CW9 7XS

£189,950



SIGNED, SEALED, DELIVERED I'M YOURS!!!! And it could be as simple as that, if you manage to bag yourself this spacious semi detached property on Foxglove Way. With accommodation that includes: hallway, WC, lounge and kitchen diner to the ground floor and three bedrooms, en suite and bathroom to the first floor. Externally there is an enclosed garden and allocated parking for two cars! **NO CHAIN!**

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Hallway

Accessed via the double glazed entrance door, wall mounted radiator and doors that lead to the lounge and WC.

Lounge

20' x 11'4" (6.10m x 3.45m)

With a double glazed window to the front elevation, wall mounted radiator, under-stairs storage cupboard, door leading to the kitchen and a turning staircase that leads to the first floor.



Kitchen Diner

15'8" x 11'3" (4.78m x 3.43m)

Fitted with range of high gloss base and wall units with work surfaces over incorporating a stainless steel one and half bowl sink unit with mixer tap. Integrated gas hob with extractor and electric oven. Wall mounted combi boiler, integrated dishwasher, washing machine and fridge freezer. Wall mounted radiator, double glazed window to the rear and French doors opening into the garden.



Landing

Loft access and doors leading to all rooms.

Master Bedroom

9'5" x 9'3" (2.87m x 2.82m)

With a double glazed window to the rear elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator and a door to the en-suite.



Ensuite

Walk-in tiled shower cubicle with shower, extractor fan, wall

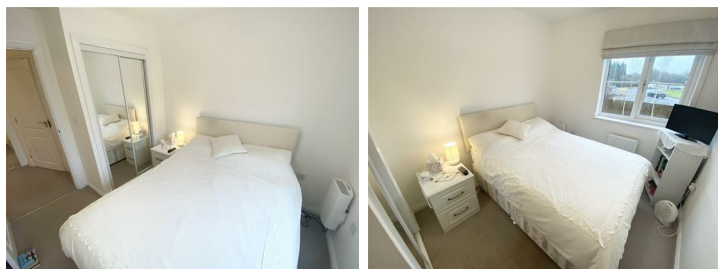
mounted radiator, double glazed frosted window to the rear elevation, low level WC and vanity unit with hand wash basin and shaver point.



Bedroom Two

10'2" x 8'2" (3.10m x 2.49m)

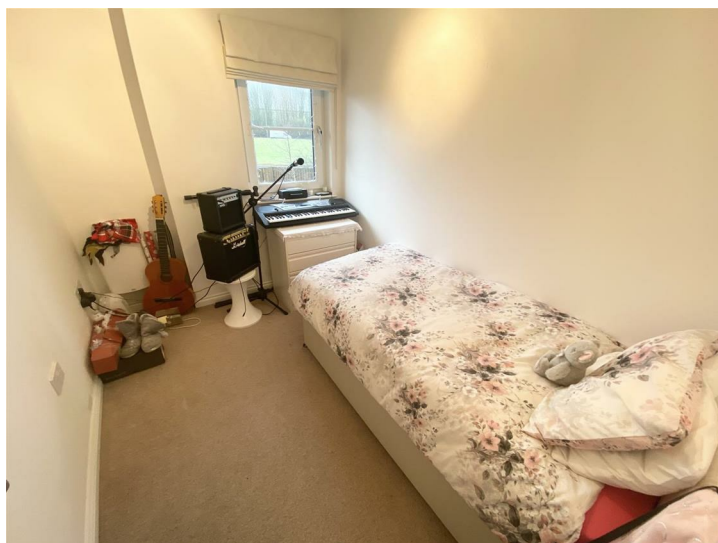
With a double glazed window to the front elevation, wall mounted radiator and mirrored wardrobes providing hanging and storage space.



Bedroom Three

10'5" x 7'2" (3.18m x 2.18m)

With a double glazed window to the front elevation, wall mounted radiator.



Bathroom

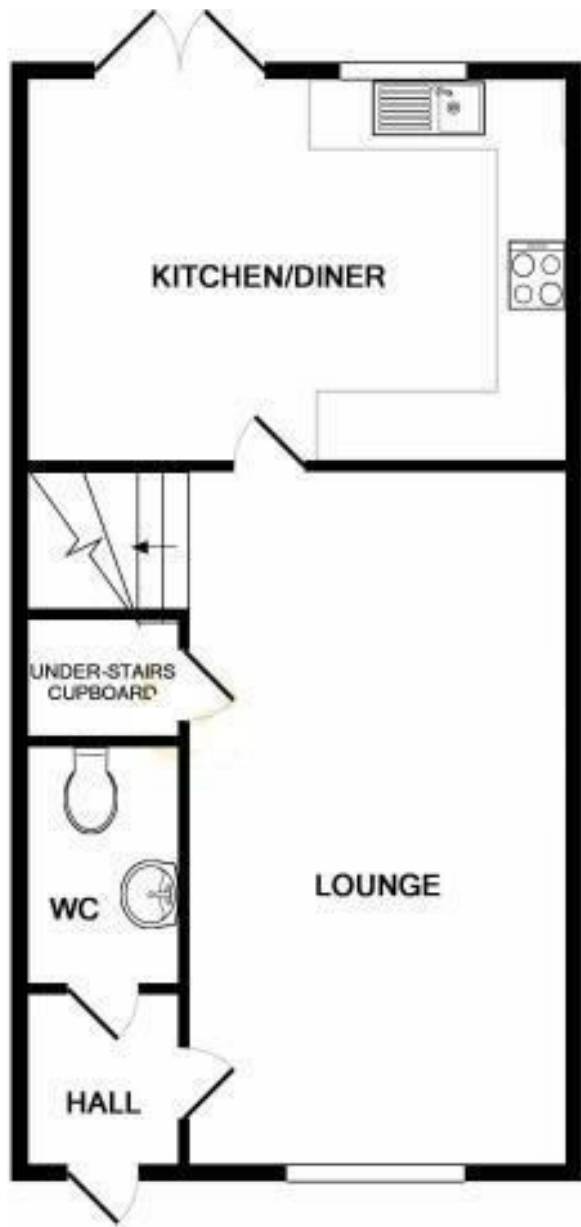
Fitted with a suite comprising panel bath, low level WC and vanity unity with wash hand basin. Wall mounted radiator, extractor fan, tiled splash backs and a frosted double glazed window to the side elevation.



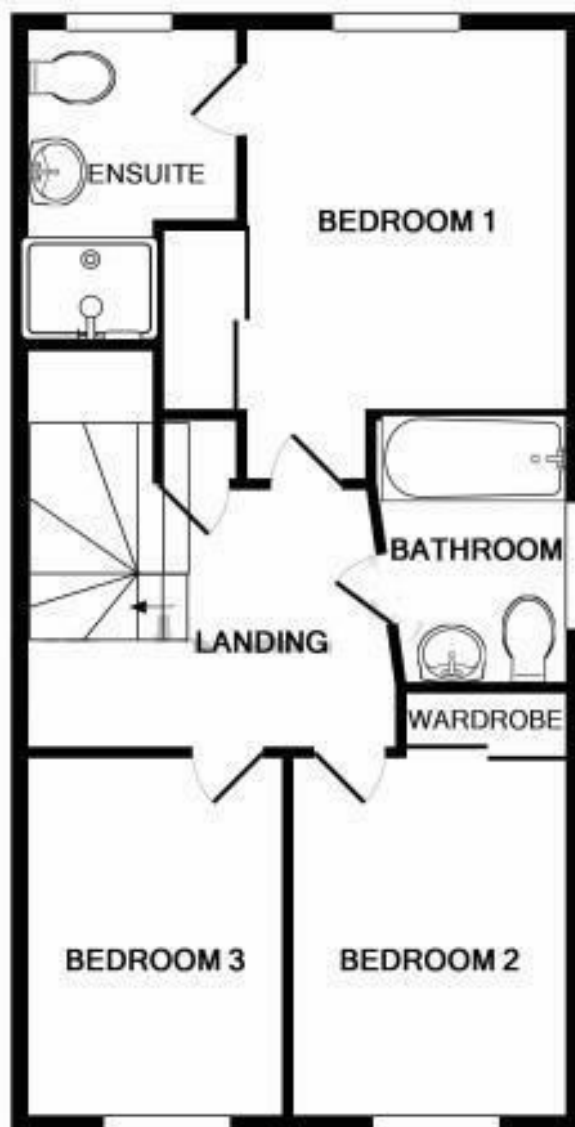
Externally

To the front is an open plan area with path leading to the entrance door and path and gate to the side to the rear garden. There are allocated numbered parking spaces for two vehicles. To the rear is an enclosed fenced garden with a patio area, laid to lawn





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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