



Wright Marshall
Estate Agents

41 AGECROFT ROAD, RUDHEATH, NORTHWICH
CW9 7HP

OFFERS IN THE REGION OF £210,000



A chain free period property in need of modernisation throughout located in Rudheath

Description

Owned in the vendors family for over forty years this property is the perfect opportunity for a first time buyer/investor looking to add their own personal stamp to this period property.

Externally the property has a double driveway to the front aspect and a private enclosed east facing lawned garden to the rear aspect.

Ground floor accommodation comprises porch through entrance hall with under stairs storage, stairs to the first floor and provides access to the lounge, dining room and kitchen.

The bay fronted lounge measures over 9 ft by 11 ft creating a cosy reception room overlooking the front aspect.

The dining room has sliding doors to the conservatory with beautiful views over the rear garden and a feature exposed brick fireplace. This reception room could be knocked through into the kitchen to create a light and airy open plan kitchen/dining room, ideal for modern family living.

The kitchen has laminate flooring and a range of low level and eye level units, a wall mounted combi boiler and provides space for a gas cooker, washing machine and fridge freezer and access to conservatory and the rear garden.

Upstairs comprises spacious landing with access to the loft space, two double bedrooms, a single bedroom/study and the three piece family bathroom.

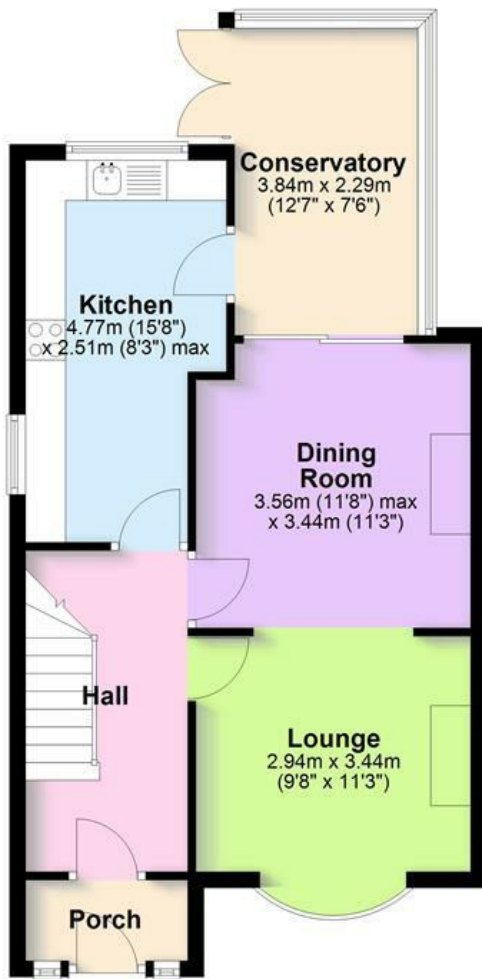
Agecroft Road is located within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the Mersey and Trent canal. Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich and surrounds are renowned for its superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Rudheath Senior Academy located within walking distance, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is a short drive from the property.

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town has been redeveloped and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.

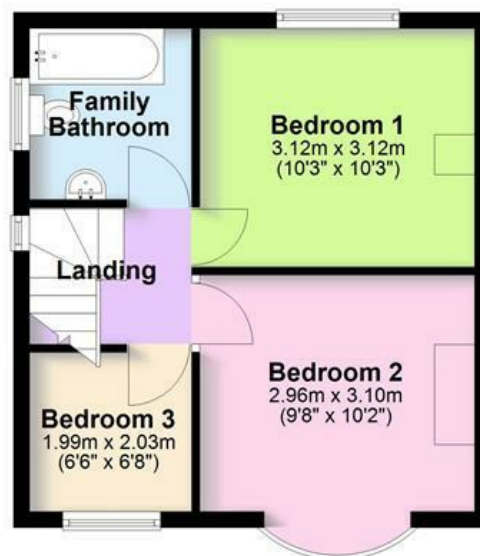
Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
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		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements