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**OFFERS IN THE REGION OF £280,000**



**14 ELIZABETHAN WAY  
 RUDHEATH  
 NORTHWICH  
 CW9 7UH**

**3** **1** **1** **1** **D**  
**COUNCIL TAX BAND: D**



THREE DOUBLE BEDROOM, DETACHED, FREEHOLD property located on Elizabethan Way, Rudheath. This light and spacious property with well planned accommodation is in need of modernisation throughout and is the perfect opportunity for first time buyers and buy to let investors.

Accommodation boasts a single driveway, an integral single garage housing the new Vaillant conventional boiler, porch through lounge, hallway through kitchen with access to the rear garden. The dining room is located off the kitchen with sliding doors to the conservatory. Three double bedrooms, a wet room and a en-suite shower room are located upstairs.

Located within a stones throw away from the Broken Cross pub and the Trent and Mersey canal offering fantastic walks and cycle paths towards Whatcroft and Wincham, this property is perfectly located for growing families.

Local amenities include the Esso petrol station located on the A530 and the Cooperative supermarket located on Middlewich Road, or alternatively Northwich town centre, home to Waitrose, Aldi and Asda supermarkets is a short 5 minute drive away and Knutsford, home to Tatton Park and several eateries, supermarkets and bars is just a 10 minute drive away up the A556.

The nearest train station is Northwich (Chester to Manchester line) and the A556 is conveniently located, connecting commuters to the M56 and M6 motorways.

**Externally**

Single driveway for one vehicle, single integral garage housing Vaillant conventional boiler, partly lawned, partly gravel garden and one wall mounted light point. Gas and electric meters located to the side aspect, side gate provides access to the rear of the property where the spacious rear partly lawned, partly blocked paved garden is located. The private rear garden has a large timber shed perfect for additional storage use.

**Porch**

Entered via a glass panelled UPVC door, tiled flooring, double glazed window to the side aspect and one ceiling light point.

**Lounge**

Laminate flooring, single radiator, large double glazed window to the front aspect, gas fire, TV aerial point and two ceiling light points.

**Hallway**

Tiled flooring, single radiator and one ceiling light point.

**WC**

Tiled flooring, single radiator, toilet, sink and one ceiling light point.

**Kitchen**

Tiled flooring, single radiator, low-level and eye-level units with integrated AEG oven, gas hob and extractor fan, sink with drainer, space for fridge, double glazed window to the rear aspect, glass panelled UPVC door leading to the rear garden and one ceiling light point.

**Dining Room**

Laminate flooring, single radiator, sliding doors leading to the conservatory and one ceiling light point.

**Conservatory**

Tiled flooring, French doors leading to the rear garden and one ceiling light point.

**Landing**

Laminate flooring, double glazed window to the side aspect, loft hatch and one ceiling light point.

**Shower Room**

Tiled flooring, heated towel rail, toilet, sink, walk in power shower wet room, floor to ceiling tiles, cupboard housing hot water tank, double glazed window to the rear aspect, ceiling mounted extractor fan and three ceiling spotlights.

**Bedroom One**

Laminate flooring, single radiator, large double glazed window to the rear aspect, built-in double wardrobes and bedside tables, door leading to en suite shower room and one ceiling light point.

**Bedroom Two**

Laminate flooring, single radiator, large double glazed window to the front aspect, built in triple wardrobes and bedside tables and one ceiling light point.

**Bedroom Three**

Laminate flooring, single radiator, built in double wardrobes and chest of drawers, large double glazed windows to the front aspect of one ceiling light point.

**En-Suite Shower Room**

Tiled flooring, single radiator, toilet, sink, walk in power shower cubicle, frosted double glazed window to the rear aspect, ceiling mounted extractor fan and two ceiling spotlights.