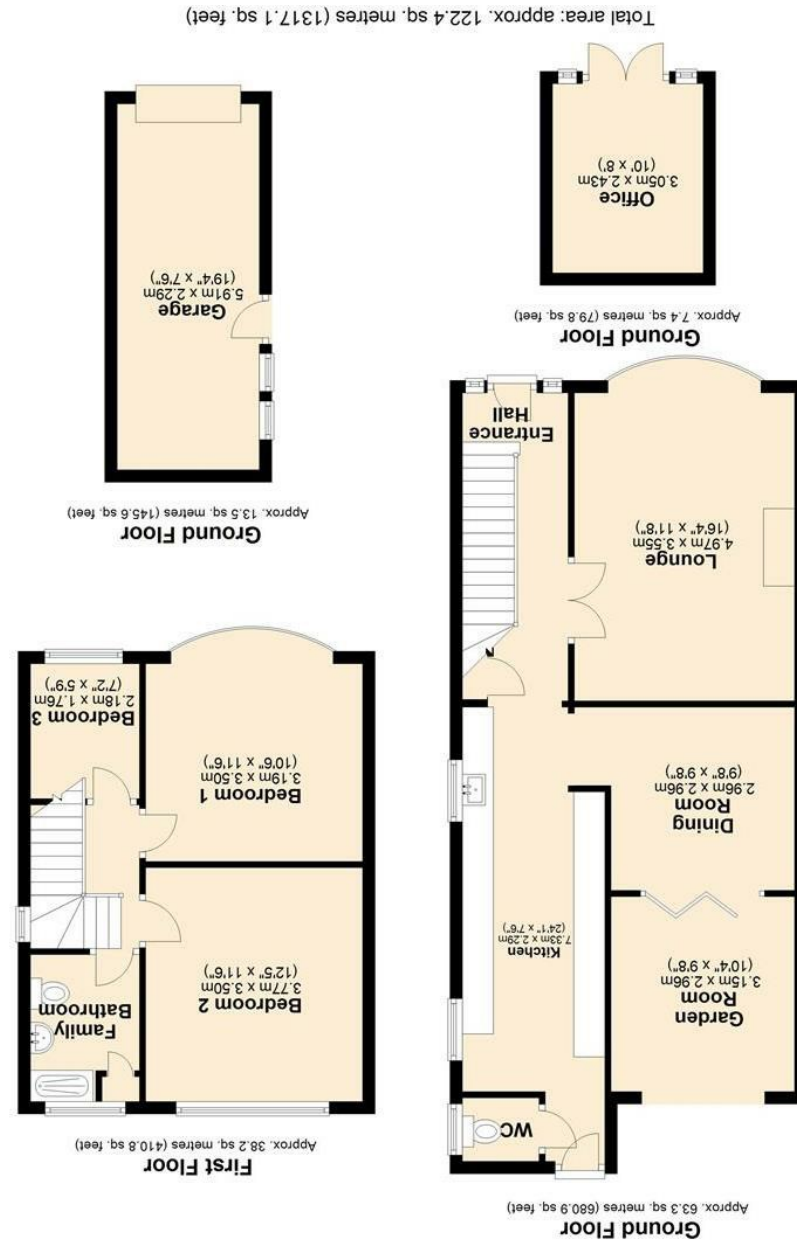
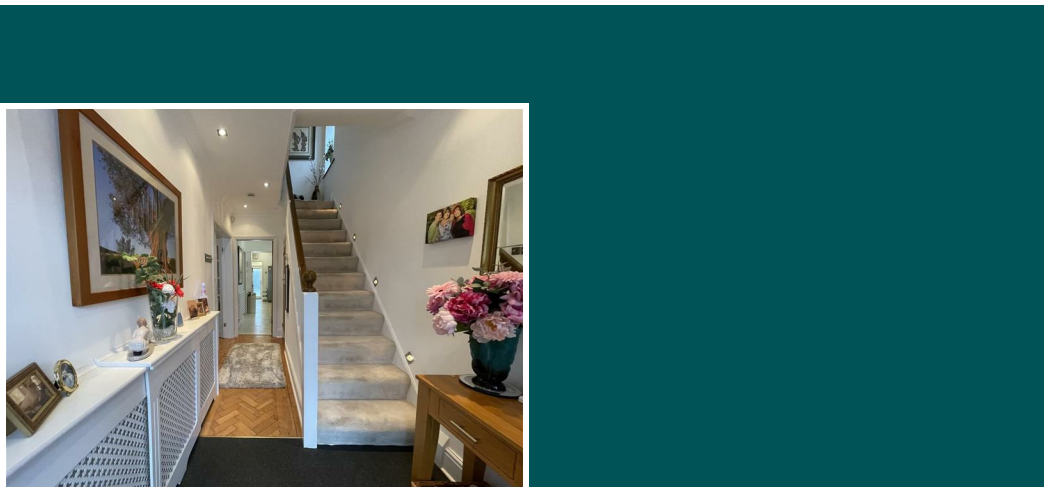


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

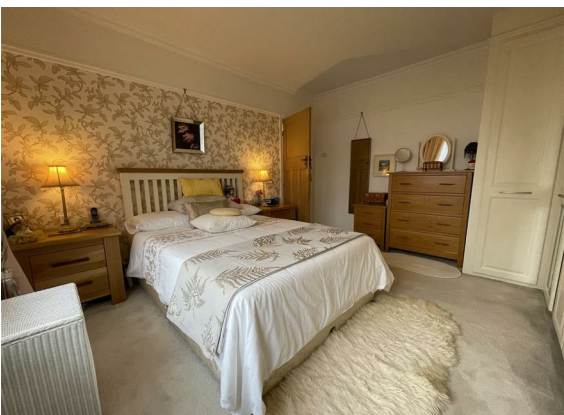


OFFERS IN THE REGION OF £295,000



**3 FARM ROAD
 RUDHEATH
 NORTHWICH
 CW9 7DY**

3 **1** **1** **1** **C**
COUNCIL TAX BAND: C



THREE BEDROOM, 1930s, FREEHOLD, EXTENDED, SEMI-DETACHED property with a brand new home office is available on Farm Road in Rudheath.

This property has been refurbished throughout offering a large east facing lounge, separate kitchen and dining room, with bi folds doors leading to the lovely garden room, ideal for entertaining family and friends. Upstairs includes two double bedrooms, a third bedroom/study, family bathroom and a pull down loft ladder accessing the fully boarded loft space. Externally the property benefits from a superb home office and a block paved garden with access to the garage and side gate to the large driveway. The driveway for two vehicles can be found to the front aspect along with ample space to the side aspect for further vehicles where the electric car charging point can be found.

The property sits just a short walk from Northwich train station connecting you to both Manchester and Liverpool city centres, along with the A556 connecting you to both the M56 and M6 motorways. Viewing is highly recommended. To schedule, please call 01606 41318 or email northwich@wrightmarshall.co.uk

Porch

One wall mounted light point and one doorbell.

Entrance Hallway

Oak parquet herringbone flooring, glass panelled UPVC door, one wall mounted alarm system, one double radiator and six ceiling spotlights.

Lounge

Timber, glass panelled french doors, oak parquet herringbone flooring, double radiator, dual burner, two times TV aerial points, large bay window and one ceiling light point.

Kitchen

Tiled flooring, two double radiators, low-level and eye level units with composite worktops, space for slimline dishwasher, washing machine, tumble dryer, fridge freezer and cupboard housing the Gloworm combi boiler. Double integrated oven, hob, two double glazed windows to the side aspect and glass panelled upvc door to the rear garden.

W.C.

Tiled flooring, toilet, single radiator, one window to the side aspect, one ceiling light point and one loft hatch.

Dining Room

Laminate flooring, double radiator, TV aerial points, bi fold doors, three times ceiling spotlights and one ceiling light point.

Landing

Window to side aspect, one ceiling light point and one loft hatch.

Bedroom Two

Timber door, one double radiator, four built-in wardrobes, one large bay window to the front aspect and one ceiling light point.

Bedroom One

Timber door, double radiator, five built-in wardrobes, one window to rear aspect and one ceiling light point.

Bedroom Three

Timber door, laminate flooring, one single radiator, one window to the front aspect and one ceiling light point.

Family Bathroom

Laminate flooring, floor to ceiling tiles, heated towel rail, toilet, vanity sink, shower cubicle, two built-in storage cupboards, one window to rear aspect and one ceiling light point.

Loft

Pull down ladder, fully boarded, battery storage unit for solar panels and one ceiling light point.

Garden Room

Wooden flooring and one ceiling light point.

Office

Glass panelled upvc door, electric heater, to ceiling light points, internet connection and two windows to the front aspect.

Garage

Electric garage roller door, water tap, two windows to the side aspect and one ceiling light point.

Externally

Driveway for four vehicles to the front aspect, electric charging point, electric and gas meters to the side aspect and timber gate to the rear garden. Block paved westerly facing garden, one outside water tap and garage to the rear aspect, timber gate leading to side aspect. 9 solar panels creating 2.2 kw.