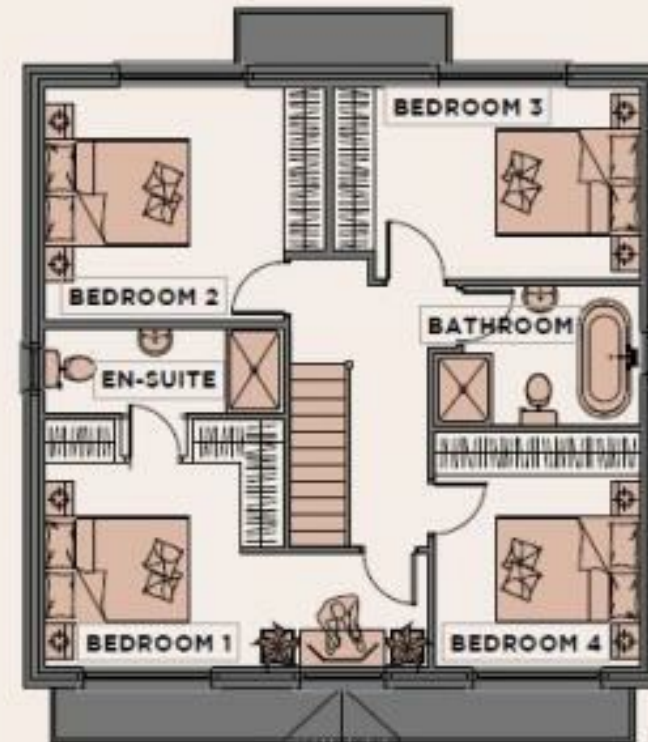
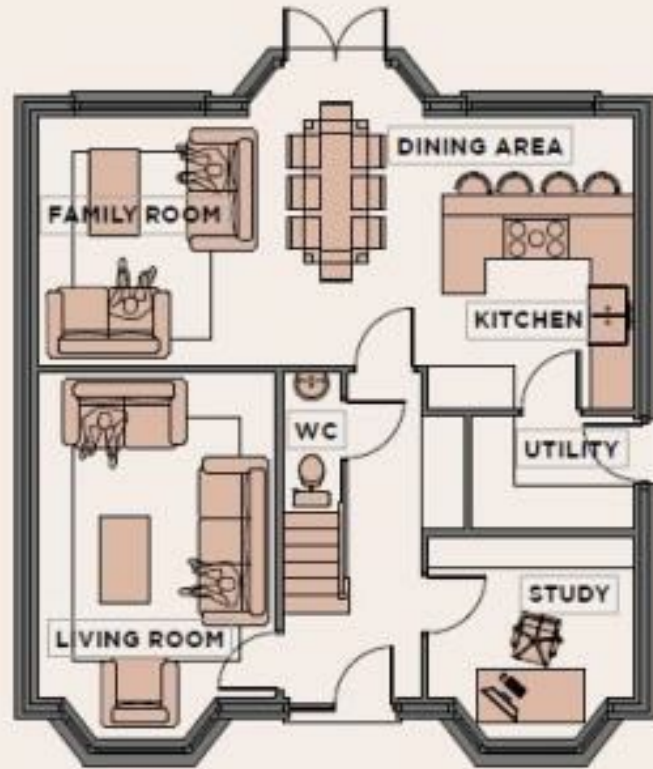


house type A

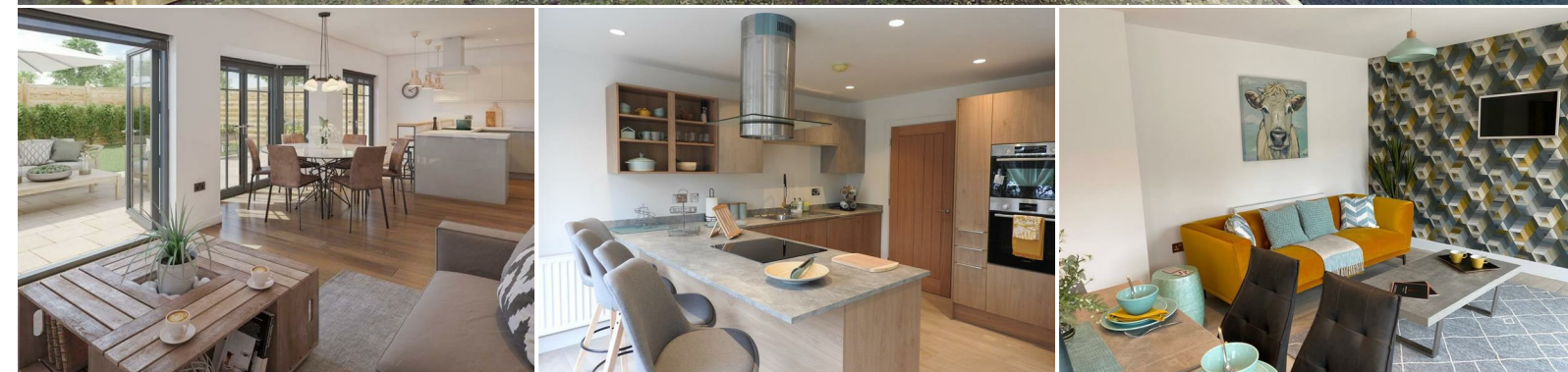


GROUND FLOOR

Living Room	4.6m x 3.4m	14'11½" x 11'
Family Room	3.5m x 3.4m	11'6" x 11'
Dining Area	4.0m x 2.5m	13'2" x 8'2"
Kitchen	4.1m x 2.9m	13'5½" x 9'6"
Study	2.9m x 2.3m	9'6" x 7'5"
Utility	2.3m x 1.6m	7'6" x 5'3"
WC	2.0m x 0.9m	6'6" x 2'11½"

FIRST FLOOR

Bed 1	2.9m x 2.8m	9'5" x 9'0½"
Bed 2	3.4m x 3.3m	11' x 10'10"
Bed 3	3.7m x 2.7m	12'3" x 8'10½"
Bed 4	2.9m x 2.7m	9'6" x 8'10½"
Bathroom	2.9m x 2.0m	9'6" x 6'5½"
En-suite	3.4m x 1.2m	11' x 3'11"



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

*** EX SHOW HOME, LAST REMAINING PLOT **CALL US ON 01606 41318 FOR DETAILS AND INCENTIVES AVAILABLE***SHOW HOME NOW AVAILABLE TO PURCHASE***Bridge View in Rudheath - Contemporary living in a waterside setting. Bridge View is a welcome retreat for families and professionals. Offering a perfect balance of rural and city living, overlooking the stunning Trent and Mersey canal in the beautiful village of Rudheath. These properties will be finished to the highest specifications available in the market place.CALL FOR YOUR APPOINTMENT NOW*** 01606 41318***

The properties have been thoughtfully designed and superbly finished to an exacting specification, featuring high quality materials such as natural wood, chrome and double glazed uPVC windows.The open-plan interior design of the ground floor makes these houses perfect for entertaining or simply for everyday family life. A well considered layout in the contemporary kitchen provides ample workspace with an inclusion of everyday essentials. The bathrooms are fitted with carefully selected sanitaryware and designer tiles, and emulate the clean, contemporary style that is exemplified throughout the properties

LOCATION

Rudheath is two miles from Northwich, a town with a history rich in salt pans and the terracotta trade. Today, it boasts a vibrant town centre and has excellent schools and transport links within a surrounding area of impeccable natural beauty. You're never too far from a scenic walk, or a tour of centuries-old architecture. The places that surround Rudheath are steeped in the same sense of character. Dane View, for example, stands close to the River Dane and its lustrous tree-line. Nearby, we have Delamere Forest and Marbury Country Park, ideal for those with a love for the outdoors. Whether you're a family, first-time buyer or down-sizer, Rudheath has the qualities you're looking for at a reasonable price.

SERVICES

Thermostatically controlled wall panel radiators
Gas central heating and hot water system - combi boiler
Integral intruder alarm and smoke detector
Satellite TV and telephone points to lounge and bedrooms

INTERNAL AND EXTERNAL FINISHES

INTERNAL FINISHES

- Timber staircase with oak handrails and detailing
- Suffolk oak internal doors throughout
- Chrome electrical switches and sockets
- Porcelain floor tiles to kitchen, WC and bathrooms
- Recessed LED spotlights throughout with feature down lights to lounge, dining area and bedrooms

EXTERNAL

- A++ Composite front door with 3-star cylinder multi point lock system and vision panel
- Security lights, wall lights and bollards to parking areas
- Resident and guest parking

HALLWAY

WC

6'5" x 2'11" (1.98m x 0.89m)

LIVING ROOM

(14'11" x 10'11") ((4.57m x 3.35m))

STUDY

9'6" x 7'4" (2.9m x 2.26m)

KITCHEN

13'5" x 9'6" (4.09m x 2.9m)

DINING AREA

13'1" x 8'2" (4.01m x 2.49m)

FAMILY AREA

11'6" x 10'11" (3.51m x 3.35m)

UTILITY ROOM

7'6" x 5'2" (2.29m x 1.6m)

MASTER BEDROOM

9'4" x 8'11" (2.87m x 2.74m)

ENSUITE

10'11" x 3'10" (3.35m x 1.19m)

BEDROOM TWO

10'11" x 10'9" (3.35m x 3.3m)

BEDROOM THREE

12'2" x 8'9" (3.73m x 2.69m)

BEDROOM FOUR

9'6" x 8'9" (2.9m x 2.69m)

BATHROOM

9'6" x 8'5" (2.9m x 2.57m)