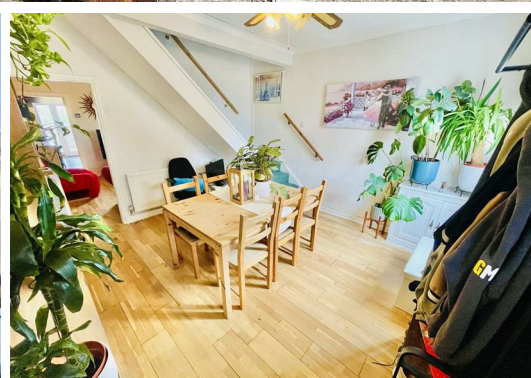
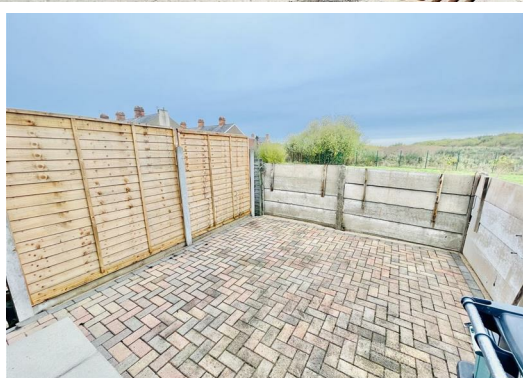
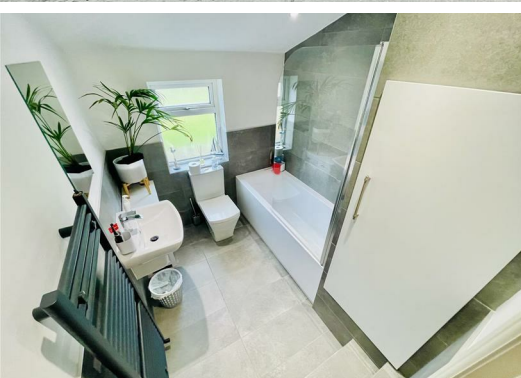




Wright Marshall
Estate Agents

37 EDWARD STREET, RUDHEATH, NORTHWICH
CW9 7DQ

OFFERS IN THE REGION OF £130,000



A two double bedroom end-terrace with a brand new three-piece family bathroom located within walking distance of Northwich train station

Rental Valuation

£900pcm achieving a rental yield of 8%.

Description

Purchased by the current vendor ten years ago this property is the perfect opportunity for first time buyers and buy to let investors.

Externally the property has on street parking to the front aspect with an enclosed yard overlooking the council owned fields to the rear aspect.

Ground floor accommodation comprises dining room with oak effect laminate flooring, stairs to the first floor and a double glazed window to the front aspect. The lounge also has oak effect laminate flooring with a feature dual burner and a double glazed window to the rear aspect.

The modern kitchen has tiled flooring, a range of low level and eye level units, a double glazed window to the side aspect, French doors to the rear aspect and space for a free standing American fridge/freezer, gas cooker and washing machine.

Upstairs comprises landing with access to the fully insulated loft space, two double bedrooms and a brand new three piece family bathroom with a built in storage cupboard which houses the four year old Baxi combi boiler.

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, 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 within a short drive of the property.

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 town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed 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.

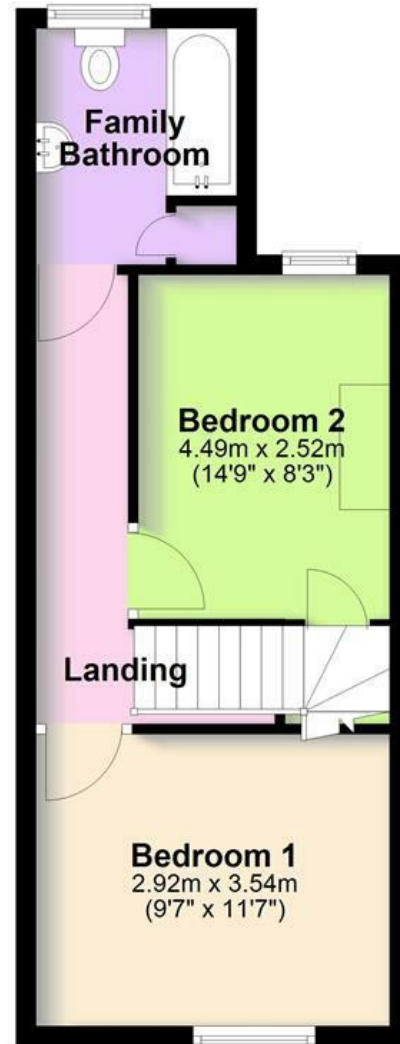
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 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		
	61	79
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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