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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.

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



OFFERS IN THE REGION OF £210,000



41 AGECROFT ROAD
RUDHEATH
NORTHWICH
CW9 7HP


COUNCIL TAX BAND: C



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 over looking 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 it's 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 retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town has been 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.