



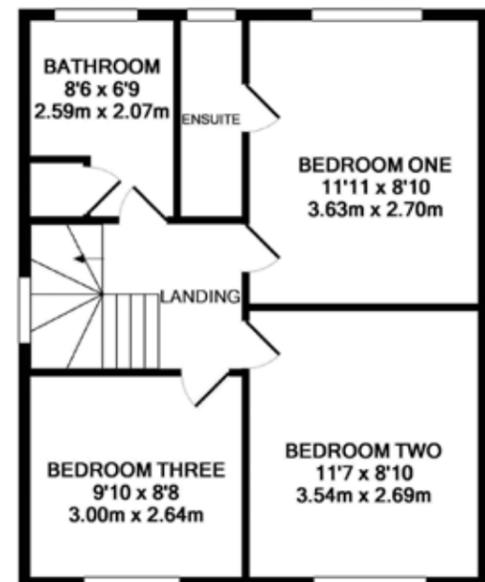
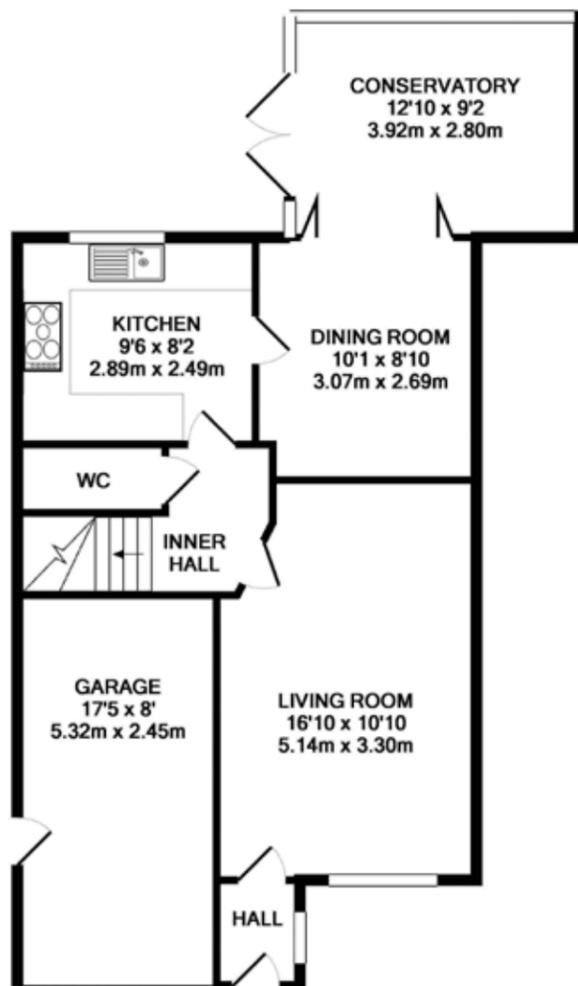
**Floor Plans**

(Not to scale)



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GROUND FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**TARPORLEY**

56B High Street, Tarporley  
Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

# 21 Elizabethan Way Rudheath, Cheshire CW9 7UH

 2 Reception Rooms  3 Bedrooms  2 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this beautifully presented three bedroom home with views directly over the canal and with an external garden room/office in the rear garden. The internal accommodation is more than you would expect and comprises: Entrance Hall, Living Room, Inner Hallway, Kitchen, Dining Room, Conservatory, Downstairs W.C and to the First Floor Three Bedrooms with the Master Bedroom benefitting from an En-Suite, the Bathroom completes the accommodation. Externally as previously mentioned the property benefits from an external Garden Room currently being utilised as a social hub. This property needs to be viewed quickly to avoid disappointment.*

## LOCATION

This property is located in Rudheath, just alongside the Canal and close to Northwich Town Centre which caters for a diverse range of needs. There is good schooling for children of all ages and an abundance of local amenities to include local shops, superstores, cafe's, restaurants, a leisure centre and pubs. Northwich railway station is close to hand whilst north and south bound intersection of the motorway network are about 15 minutes driving distance.

## DIRECTIONS

From our office on High Street, Head East on Apple market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. Then continue straight onto Watling Street. After approximately 0.5 miles at the roundabout, take the 4th exit onto Station Road. Then go through roundabout 1. After approximately 1.3 miles turn right at the traffic light and then right onto School Road North and then left onto Elizabethan Way and the property will be located at the end of the cut-de-sac.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Entrance Hall

UPVC leaded glass window to side, radiator, fitted door mat. Door leading

### Living Room 5.13m (16'10") x 3.3m (10'10")

Fitted carpet, UPVC double glazed window with leaded glass to front, double radiator, TV point, Telephone point, gas fire with marble backing and hearth inset into a wooden surround, coving to ceiling, two ceiling roses.

### Inner Hallway

Stairs to First Floor, radiator, fitted carpet. Door to:

### Kitchen 2.9m (9'6") x 2.49m (8'2")

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and brick style tiled splashback, double sink unit with drainer and chrome swan style mixer tap, UPVC double glazed leaded glass window to rear, slate tile effect laminate flooring, fitted fridge/freezer, space for Rangemaster cooker, fitted slimline dishwasher, heated chrome towel rail. Door leading to:

### Dining Room 3.07m (10'1") x 2.69m (8'10")

Laminate flooring, coving to ceiling, double radiator, mahogany bi folding doors to:

### Conservatory 3.91m (12'10") x 2.79m (9'2")

UPVC double glazed windows to side and rear, UPVC double glazed roof, ceiling fan, column radiator, tiled floor, UPVC double glazed doors to garden.

### Downstairs Cloakroom

Low level WC, wash hand basin with chrome taps, laminate flooring, radiator, extractor fan.

## FIRST FLOOR

### Landing

Loft access, UPVC double glazed leaded glass window to side.

### Bedroom One 3.63m (11'11") x 2.69m (8'10")

UPVC double glazed leaded window to rear, laminate flooring, radiator.

### En-suite Shower Room

Shower cubicle with glass folding door, wash hand basin with chrome taps, heated chrome towel rail, low level WC with push flush, UPVC double glazed leaded opaque window to rear, extractor fan, light with shaver point, slate tile effect laminate flooring.

### Bedroom Two 3.53m (11'7") x 2.69m (8'10")

UPVC double glazed leaded window to front with views over the canal, fitted carpet, radiator

### Bedroom Three 3m (9'10") x 2.64m (8'8")

UPVC double glazed leaded window to front with views across canal, laminate flooring, radiator and fitted wardrobes.

### Bathroom 2.59m (8'6") x 2.06m (6'9")

Low level WC with push flush, P shaped bath with curved shower screen and shower head over bath with chrome swan style tap mixer tap, UPVC double glazed leaded opaque window to rear, wash hand basin with chrome swan style mixer tap, heated towel rail, tile effect laminate flooring, airing cupboard, extractor fan.

## OUTSIDE

### Garden

There is a side access to the front of the property. There is a patio area ideal for outside entertainment with steps up to a lawn area and further steps to a decked area. There are mature well-established flower beds and shrubs. A timber shed provides good storage.

### External Garden Room

UPVC double glazed sliding doors to side and front, UPVC double glazed window, power and light, electric heating.

### Garage 5.31m (17'5") x 2.44m (8')

Up and over door, side access, power and light.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band D

## POSTCODE

CW9 7UH

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

