



## 2 WEST AVENUE

Rudheath, Northwich, Cheshire CW9 7ER

£235,000





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THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY with ONE BEDROOM ANNEX, offering excellent accommodation in the main house and INDEPENDANT LIVING IN THE ANNEX for extended family members. An excellent property with the benefit of an Annex which is a rare find!

### Main House Accommodation

#### Ground Floor

##### Entrance Hall

Entered via a uPVC door into a very spacious hall with doors leading off to the living room, dining kitchen and the annex. Stairs rise to the first floor accommodation.

##### Living Room 13' 3" x 9' 11" (4.04m x 3.02m)

Entered from the hall this is a nicely proportioned room with uPVC double glazed bow window to the front elevation.

##### Kitchen/Breakfast/Dining Room 22' 4" x 13' 10" (6.80m x 4.21m)

Entered from the hall this is a lovely room with space for a dining table and comfy seating in front of the uPVC sliding patio doors to the rear garden before leading through into the kitchen area itself. A spacious kitchen fitted with a good range of handle less wall and base units with work surface over incorporating a stainless steel sink below a uPVC double glazed window to the rear garden. Integrated dishwasher, fridge freezer, spaces for washing machine, ceramic hob with stainless steel extractor over and double oven in tall wall unit. An under stairs storage cupboard provides useful storage space.

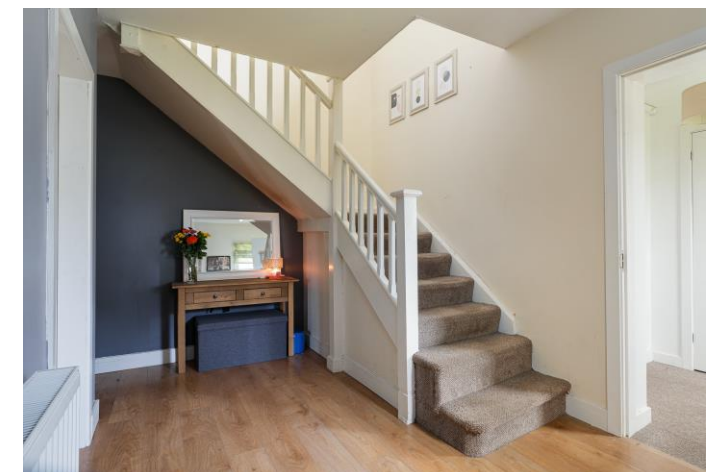
#### First Floor

##### Landing

Entered via the staircase from the hall it provides access to the three bedrooms and the bathroom and has natural light from the uPVC double glazed window to the side elevation.

##### Master Bedroom 13' 11" x 10' 11" (4.24m x 3.32m)

Double bedroom situated to the rear of the property with uPVC double glazed window to the rear elevation.







**Bedroom Two 13' 4" x 10' 1" (4.06m x 3.07m)**

Double bedroom with uPVC double glazed window to the front of the property.

**Bedroom Three 11' 1" x 10' 0" (3.38m x 3.05m)**

Double bedroom with uPVC double glazed window to the rear elevation.

**Bathroom**

A very spacious room fitted with a white suite comprising; shower bath, WC and wash hand basin in vanity unit with storage. An obscure glazed uPVC window looks to the front elevation.

**Ground Floor Annex Accommodation**

**Hall**

Entered from the external front door or a door from the main house hallway. With a useful storage cupboard which also houses the gas central heating boiler.

**Kitchen/Living Room 20' 6" x 13' 9" (6.24m x 4.19m)**

Arranged as open plan with a full kitchen and seating/living area and uPVC French doors opening to the rear garden. A door opens into the bedroom.

**Bedroom 16' 9" x 9' 1" (5.10m x 2.77m)**

Good sized bedroom with door to en-suite shower room.

**En-Suite Shower Room**

Fully fitted with a wide walk in shower, WC, pedestal wash hand basin and uPVC obscure glazed window to the front elevation.

**Externally**

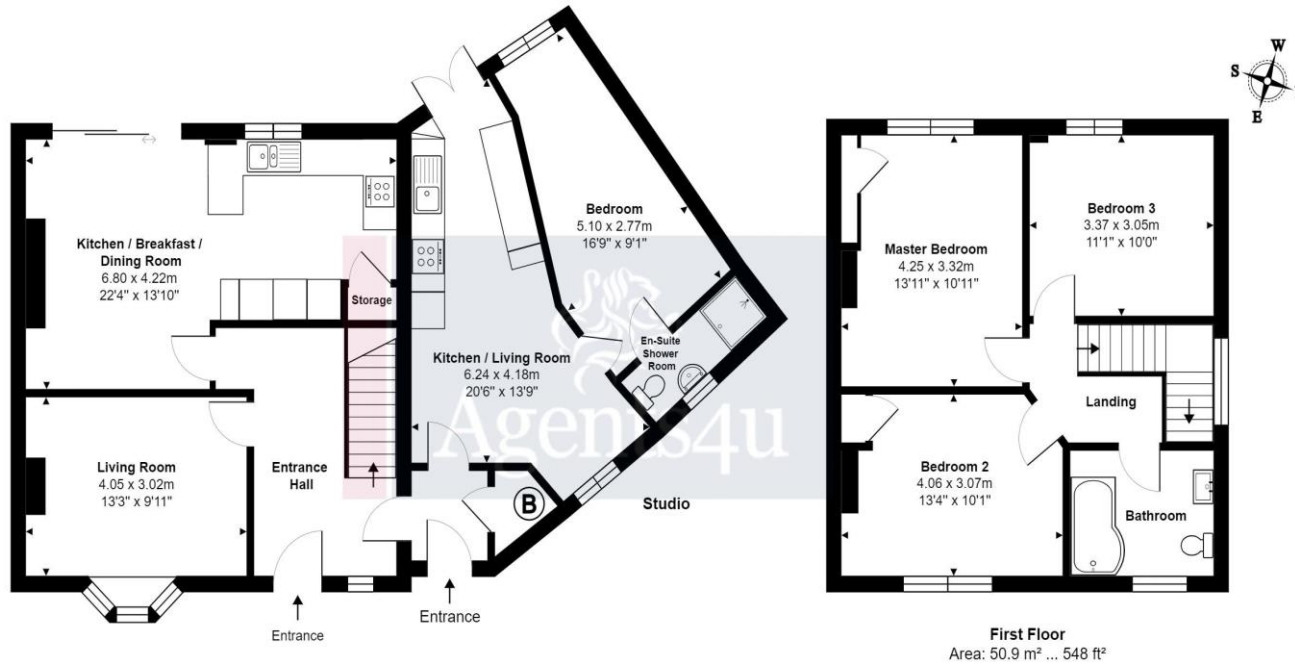
**Front**

Wide corner plot with lawned area and border planting around the perimeter. A path leads from the front gate to the front door of the main house and also to the front door of the Annex. Off road parking on the driveway in front of the detached garage.

**Rear**

Well fenced rear garden with large paved patio and small lawn area.

2 WEST AVENUE, RUDHEATH, NORTHWICH, CHESHIRE, CW9 7ER



**Ground Floor**  
Area: 89.8 m<sup>2</sup> ... 966 ft<sup>2</sup>

**First Floor**  
Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

Approximate Gross Internal Area: 140.7 m<sup>2</sup> ... 1514 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House EPC Ltd 2021.



### Energy performance certificate (EPC)

2, West Avenue Rudheath NORTHWICH CW9 7ER	Energy rating <b>D</b>
Valid until 30 November 2026	Certificate number 9215-2870-7296-9376-2385

**Property type**  
Semi-detached house

**Total floor area**  
128 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-energy-certificates) (<https://www.gov.uk/guidance/domestic-private-rented-properties-energy-certificates>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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