



Lock View | Rudheath, | CW9 7YT

EDWARD  
**mellor**



## Features

- Stunning and spacious 3 bed 2 bath town home
- Lounge, superb dining kitchen and study
- Master bedroom with en suite and balcony
- Wonderful rear aspect over canal and beyond
- Off road parking and garden

A truly impressive example of a contemporary home with the additional bonus of backing onto the Trent and Mersey canal providing a lovely aspect. Offering a beautifully appointed and spacious layout arranged over three floors with many exceptional features. With gas central heating and PVCu double glazing, the

accommodation starts with a welcoming entrance hall, cloakroom, superb open plan dining kitchen with an excellent range of integrated appliances and an inviting lounge with double doors onto garden. The first floor has bedroom 2 with a Juliet balcony and canal aspect, bedroom 3, study and bathroom with separate

shower. The second floor gives a magnificent master bedroom through to an large en suite bathroom and with a fantastic balcony perfect for summer evenings enjoying far reaching views. There is a drive to the front giving excellent off road parking and visitors space.



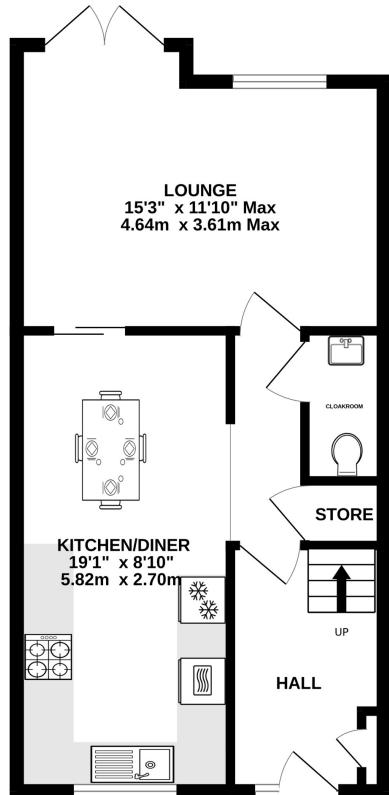
The property occupies a splendid position and forms part of a distinctive and small modern development built in 2020. This is a perfect location for commuting purposes as the A556 is less than a minutes drive and connects to the motorway network and many major commercial centres throughout the North West e.g Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Northwich railway station is around 1.2 miles and is part of the Manchester to Chester line. The town centre of Northwich is 2 miles away and provides a comprehensive selection of shops and stores, Waitrose supermarket with picturesque marina, cinema complex and a number bars and restaurants. Rudheath has local amenities including a useful convenience store in walking distance essential and schools for both age groups nearby. The historic town of Knutsford is 7 miles and has the well known Tatton Park part of the National Trust.

**SERVICES:** Mains Water, Gas, Electricity and Drainage. We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band D. Energy Efficiency Rating - Band B The property is Freehold and free from chief rent.

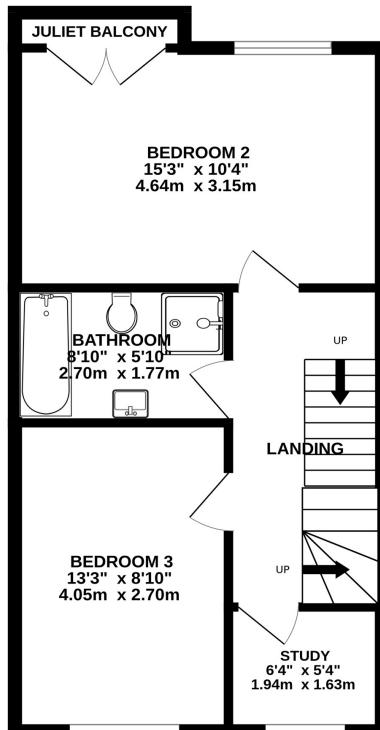
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

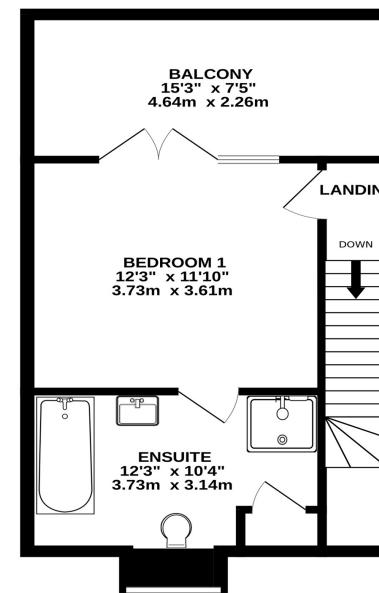
GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



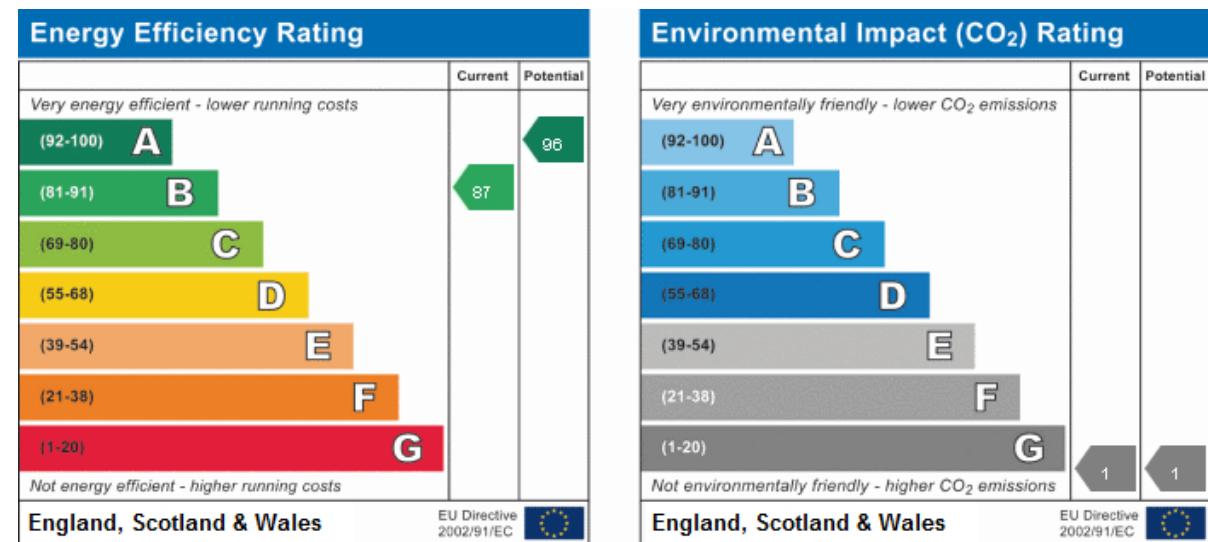
TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



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