



Audlem Drive, Northwich

£595.00 pcm

- Modern 2 bedroom House
- Newly Decorated
- Carpets & Curtains Included
- Gas Central Heating
- Double Glazing
- Countryside Views from Master Bedroom
- South Facing Enclosed Rear Garden
- Rear Patio & Garden Shed
- Driveway for 3 Cars
- Quiet Cul-de-sac location

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION

A fabulous two bedroom semi-detached house located in a quiet cul-de-sac location, adjacent to open countryside and with an ample sized south facing rear private garden. The property has a pleasant approach and further benefits from a longer driveway to the norm, providing parking for three vehicles. The accommodation comprises; entrance vestibule; lounge with opening to dining area, with double glazed doors opening onto the rear patio; fitted kitchen. On the first floor there is a landing; spacious double master bedroom; second bedroom and bathroom / wc. Outside are lawn gardens front and rear and large timber garden shed.

The property is conveniently located for the desirable Leftwich High School and is conveniently situated within a short distance to Northwich town centre with its many shops, supermarkets and cafes.

Energy Performance Certificate: The property is recorded with EPC band D

ACCOMMODATION:

Ground Floor:

Entrance Vestibule:

Front entrance door; built-in cloaks cupboard; power point; door leading into the lounge.

Lounge:

3.68 x 3.48 (12'2" x 11'5")

uPVC double glazed 'leaded' window overlooking the front garden and cul-de-sac; staircase to the first floor with spindled balustrade; double radiator; ceiling light fitting; ceiling coving; central heating thermostat control; 2 TV aerial leads; 2 double & 2 single power points; fitted carpet; archway leading to:-

Dining Area:

2.14 x 2.01 (7'0" x 6'7")

uPVC double glazed and double opening French doors opening onto the rear garden; radiator; ceiling light fitting; fitted carpet; power point; smoke alarm.

Kitchen:

2.29 x 2.01 (7'6" x 6'7")

Fitted base cupboard with u-shaped work top services with stainless steel sink unit and tiled splash backs; larder cupboard and double wall cupboard; built-in electric oven and gas cooker hob; plumbing for an automatic washing machine; space for under unit fridge and freezer; 4 power points; wall mounted TV aerial lead; fluorescent ceiling light; double glazed window overlooking the rear garden; central heating boiler; carbon monoxide alarm. New vinyl flooring will be fitted before the commencement of the tenancy.

First Floor:

Landing:

uPVC double glazed 'leaded' window overlooking the side of the property; smoke alarm;

Master Bedroom:

3.53 x 2.87 (11'7" x 9'5")

uPVC double glazed 'leaded' window overlooking the front of the property with rural views beyond; built-in storage cupboard / wardrobe; airing cupboard also housing the hot water cylinder; radiator; TV aerial lead; two double and two single power point; ceiling light; fitted carpet;

Bedroom 2:

2.75 x 2.48 (9'0" x 8'1")

uPVC double glazed window overlooking the rear garden; radiator; 2 single power points; ceiling light; fitted carpet.

Bathroom / WC:

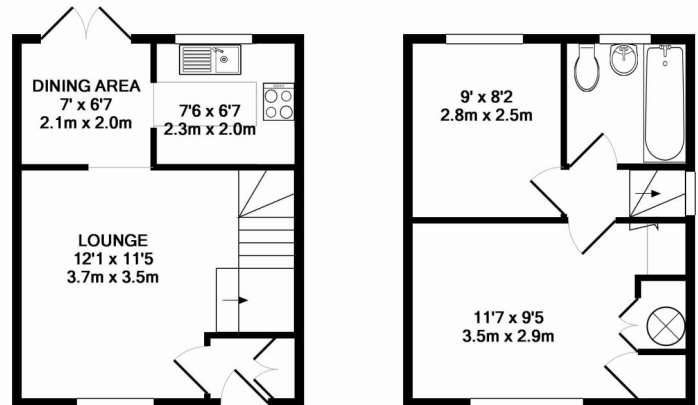
Fitted with a low level WC; pedestal wash hand basin; panelled bath with shower mixer taps over; part wall tiling; uPVC double glazed window overlooking the rear garden; radiator; ceiling light; New vinyl flooring will be fitted before the commencement of the tenancy.

Outside:

To the front of the property there is a pleasant approach into the cul-de-sac. The property benefits from a 3 car brick paved driveway with adjacent lawn garden.

The south facing rear garden is enclosed for privacy with highline fencing and walling; large paved patio leading to a laid to lawn garden with establish borders. There is a large timber garden shed ideal for storage.

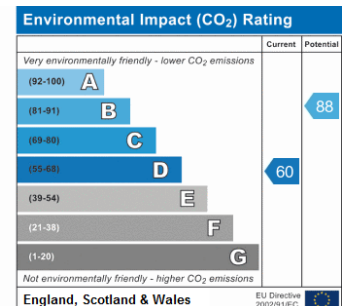
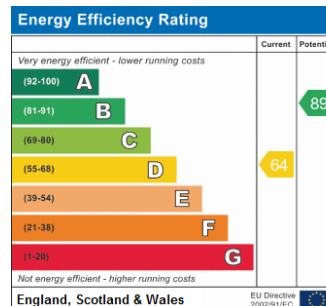
Floor plans:



GROUND FLOOR

1ST FLOOR

EPC:



GALLERY:



VEIHING ARRANGEMENTS:

To arrange an appointment to view the property, please contact our Romiley Office: **0161 406 0044** or email romiley@oconnorbowden.co.uk

ADDITIONAL SERVICES:

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist Letting and Management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

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