



Enhanced with AI by STREET

# 20 East Lane

Cuddington, Northwich

- A realistically Priced Family Home In A Highly Sought After Location
- The Property Has Massive Potential To Create A Forever Family Home
- Two Reception Rooms, Kitchen Dining Room, Hallway, Cloakroom & Garage On The Ground Floor
- Four Double Bedrooms, A Bathroom And Large Landing On The First Floor.
- Mature Front & Rear Gardens & Block Paved Driveway
- Ideally Situated For Excellent Local Facilities

Introducing a superb property opportunity in a highly sought-after location - a realistically priced family home brimming with potential to transform into the forever family residence you have been dreaming of.

This inviting property features a well-designed layout, comprising two reception rooms, a kitchen dining room, hallway, cloakroom, and a garage on the ground floor, providing ample space for both relaxation and entertainment. Ascend to the first floor to discover four double bedrooms, a spacious bathroom, and a large landing offering versatility and comfort.

Boasting mature front and rear gardens, along with a block-paved driveway, this residence offers a harmonious blend of indoor and outdoor living spaces. The surrounding gardens provide an opportunity for outdoor enjoyment and relaxation.

Strategically positioned in close proximity to excellent local facilities, this property offers convenience and accessibility to a diverse array of amenities sure to cater to your daily needs. Enjoy the ease of walking distance to Cuddington Railway station, ensuring stress-free commuting, as well as the nearby shopping parades of Sandiway and Cuddington, offering a good selection of retail and dining options.



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The property is located close to the village centre and shopping parade, where you will find a Spar Supermarket, Rowlands Pharmacy, Littlers Butchers, a couple of fast food takeaways and beauty salons/hairdresser. Sandiway Library is also in the centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the main West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There are two well regarded Primary Schools in the village with Weaverham High School close by. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Council Tax band: E

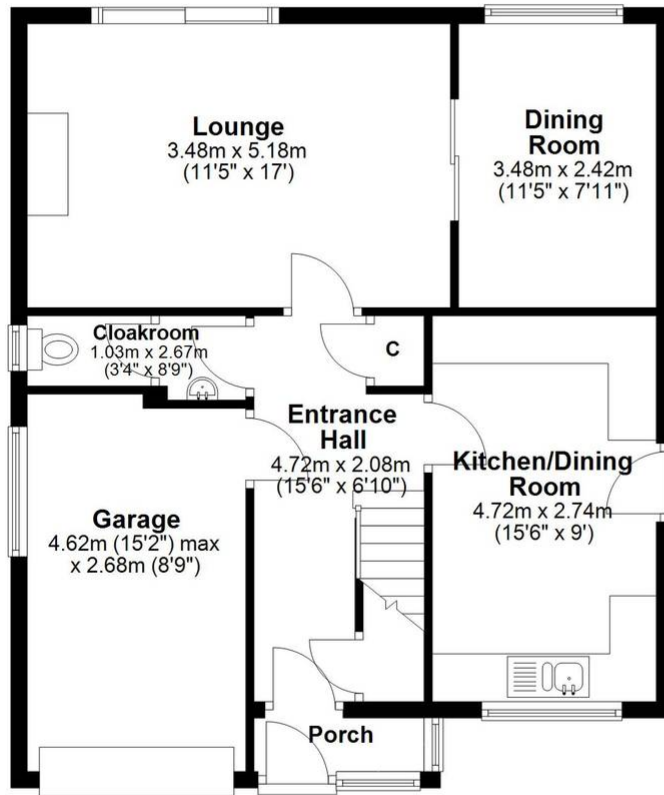
Tenure: Freehold

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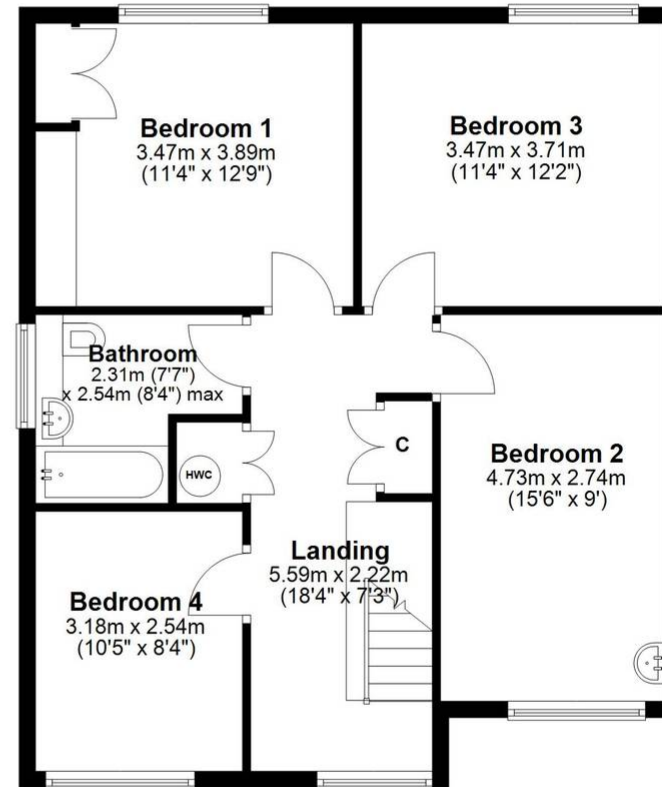
## Ground Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



## First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)



## Williams Estates

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