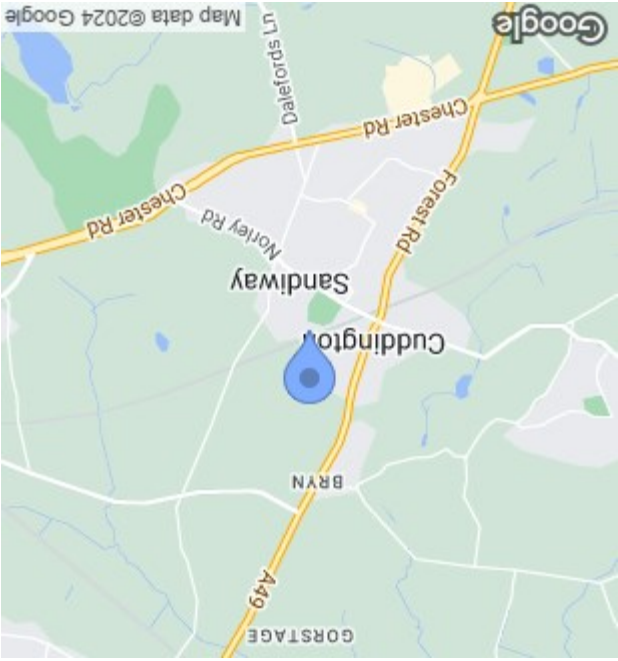
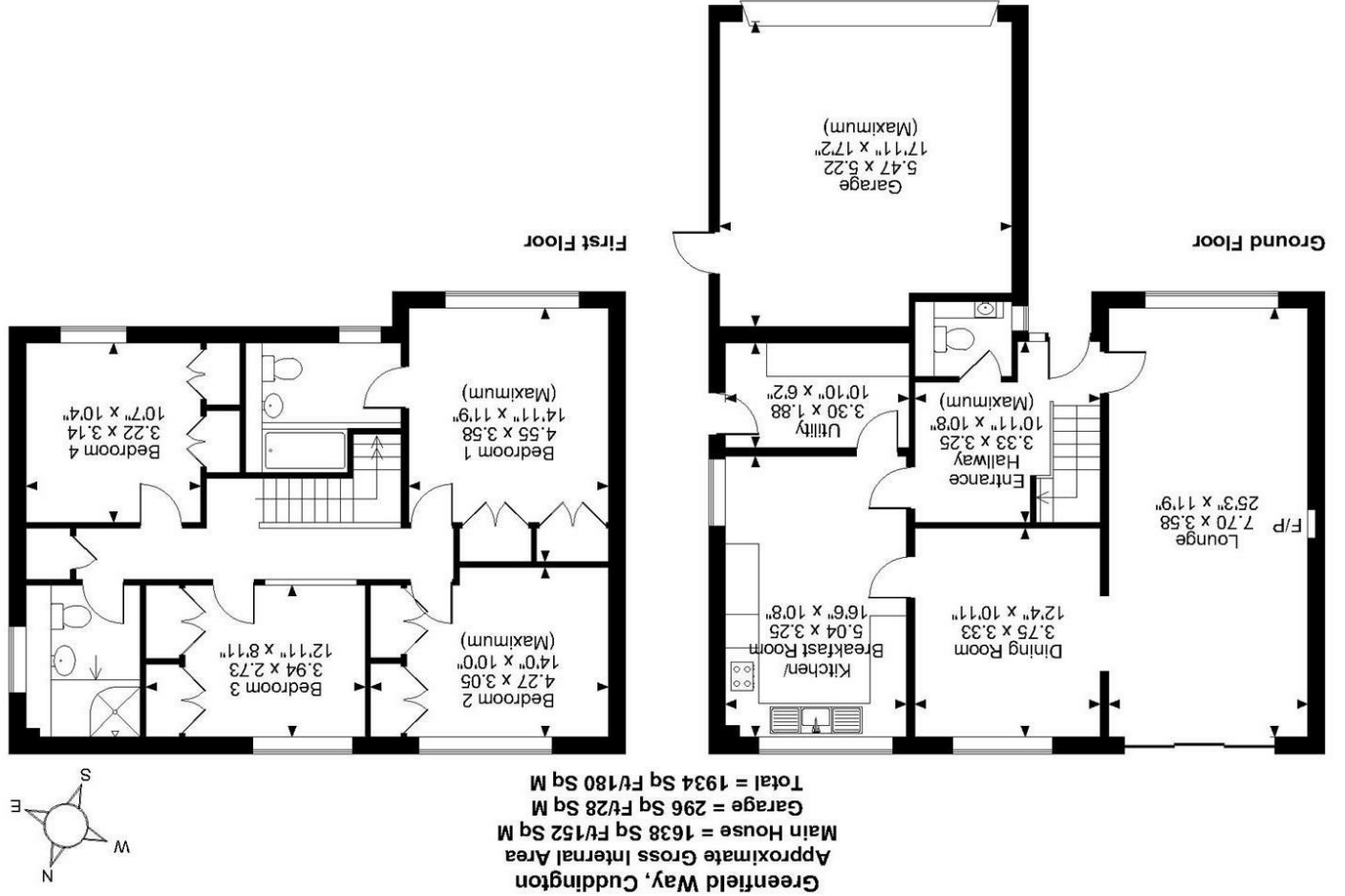


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	82
(92 plus)	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref: dig/8582266/NGS

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



20 Greenfield Way
 Cuddington
 Cheshire
 CW8 2YH

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- 2
- 2

Asking Price
 £485,000

This substantial detached property is located on a superb plot tucked away at the end of a cul de sac and is surrounded by extensive lawn gardens. On entering the property you are greeted by a spacious and welcoming entrance hallway with a turned staircase leading to the first floor. The generous 25ft lounge has a delightful dual aspect, to the rear are sliding doors offering views of the private rear garden and to the front a large window which together flood the room with natural light. The dining room is perfectly positioned, in between the lounge and kitchen. A utility room and downstairs w.c complete the ground floor accommodation. The first floor offers four double bedrooms all with fitted wardrobes, the master having an en suite bath room and a family shower room. The property is in need of modernisation throughout and is offered for sale with no onward chain.

