



***9A Grange Road, Cuddington, Northwich, Cheshire, CW8 2QT***  
***Offers Over £135,000***

*No Onward Chain.. This first floor flat is situated in the popular village of Cuddington which has the added bonus of a large garden to the rear and is an ideal purchase for the first time buyer and investor alike as it has a rich rental history. Within walking distance of the local schools, shops and other amenities close to hand the property also provides easy access to excellent commuter routes. Warmed by gas central heating which is complemented with uPVC double glazed windows the accommodation is accessed via an entrance door and stairwell and briefly comprises landing with access to loft space, lounge, kitchen, two bedrooms and a family bathroom. Externally the property is accessed via a hedged footpath and to the rear is the generous patio and lawned garden to the left-hand elevation and a useful brick built storage unit comprising two parts.*

*Cuddington is a highly desirable residential area with local shopping facilities catering for some everyday needs, junior school of excellent repute and convenient for access to the well regarded secondary schools in the vicinity. There is a railway station in Cuddington providing train facilities to Manchester and Chester and good commuting links are available via the A49 to both the M56 and A556 which themselves provide excellent links to Manchester, Chester and Manchester International Airport.*

*For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.*

## **Accommodation**

*Staircase to first floor, built in storage area.*

### ***Landing***

*Access to loft space*

***Lounge 11' 1" x 13' 9"***

***Kitchen 9' 10"***

***Bedroom One 13' 1" x 8' 4"***

***Bedroom Two 11' 1" x 12' 2"***

***Bathroom 7' 05" x 6' 08"***



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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