



***8 Moorlands Avenue, Cuddington, Northwich, Cheshire, CW8 2LU***  
***£370,000***

*If you're searching for a beautifully presented, spacious three /four bedroom family home, your search ends here! Ideally located in a cul de sac location, close to beautiful country walks, yet close to the mainline train station and also offering excellent commuter links. Inside, the welcoming entrance hall leads to a generous lounge, stunning breakfast/dining/family room, utility room, a versatile office of fourth bedroom and shower room. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the property features a double-width driveway, a mature rear garden and log store. Homes like this don't come to market often—call us today to arrange your viewing!*

## Accommodation

**ENTRANCE HALL** Accessed via the entrance door to the side elevation, wall mounted radiator, useful storage cupboards with lighting, doors to the lounge, kitchen, shower room and utility and stairs rise to the first floor.

**LOUNGE** 11' 96" x 16' 94" (5.79m x 7.26m) With a double glazed window to the front elevation, laminate flooring, wall mounted radiator and feature log burner.

**KITCHEN/DINER/FAMILY ROOM** This fantastic room really is the hub of the home, a superb room for entertaining. With a double glazed window to the rear elevation, double glazed window to the side elevation and double glazed bi fold doors that lead to the garden. The stunning kitchen is fitted with a range of base and wall units with work surface over incorporating a worktop. Feature centre isle with sink and mixer tap, over head lighting, Integrated fridge freezer, dishwasher, Range style cooker. The family area is ideal for entertaining.

**STUDY** With a double glazed window to the front elevation and wall mounted radiator.

**UTILITY ROOM** Space and plumbing for washing machine and dryer, window to the side elevation.

**SHOWER ROOM** Fitted with a suite comprising low level WC, hand wash basin and a shower cubicle and shower, tiled walls.

**LANDING** With a double glazed window to the side elevation, useful eaves storage.

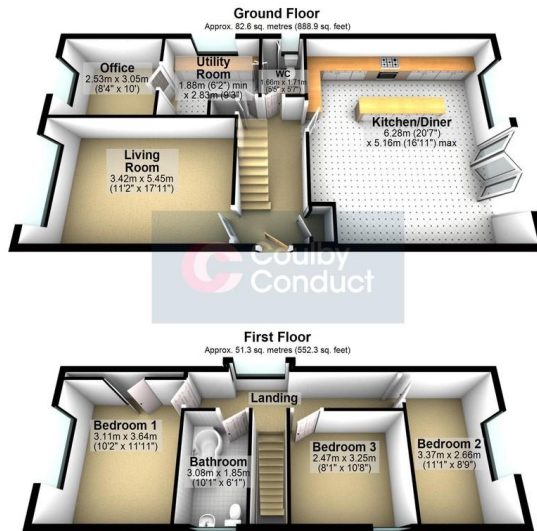
**BEDROOM ONE** With a double glazed window to the front elevation, wall mounted radiator and built in wardrobes providing hanging and storage space.

**BEDROOM TWO** With a double glazed window to the side elevation, wall mounted radiator and useful storage.

**BEDROOM THREE** With a double glazed window to the rear elevation, wall mounted radiator and useful storage.

**BATHROOM** With an opaque double glazed window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin in a vanity unit and 'P' shaped bath with shower over. Chrome towel rail.

**EXTERNALLY** To the front is a driveway providing off road parking and a path leads to the entrance door and rear garden. The rear garden is laid to lawn with borders of well established shrubs, feature log store.



Total area: approx. 133.9 sq. metres (1441.2 sq. feet)

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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