



***12 Hollow Oak Lane, Cuddington, Northwich, Cheshire,  
CW8 2XN  
£300,000***

*Some properties just have all the right ingredients, location, space and finish, this stunning mid mews home, situated in the highly desirable location of Delamere Park has it all! Externally the property sits well back from the road and enjoys parking to the rear and a garage and a private rear garden. Internally the property continues to impress and comprises of an entrance hallway, guest W.C, large open plan family sitting/dining room and fitted kitchen to the ground floor, whilst upstairs are two double bedrooms and a family bathroom. Viewing essential to fully appreciate.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors to the lounge, guest WC and stairs rise to the first floor.*

### **LOUNGE 16' 6" x 12' 6" (5.03m x 3.81m)**

*A lovely bright and airy lounge, with a double glazed window to the front elevation, wall mounted radiator, feature fire place.*

### **DINING ROOM 9' 8" x 11' 8" (2.95m x 3.56m)**

*With double glazed patio doors that lead to the rear garden, wall mounted radiator and a door leads to the kitchen. Useful storage cupboard.*

### **KITCHEN 8' 8" x 9' 8" (2.64m x 2.95m)**

*With a double glazed window to the rear elevation and a door that leads to the rear garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and grill, four ring gas hob with extraction over. Cupboard housing combi boiler, space for washing machine and space for fridge freezer.*

### **LANDING**

*Loft access to part boarded loft, cupboard providing storage and doors lead to the bedrooms and bathroom.*

### **BEDROOM ONE 11' 1" x 17' 7" (3.38m x 5.36m)**

*What a fantastic main bedroom. With a double glazed window to the front elevation, wall mounted radiator and fitted wardrobes providing hanging and storage space.*

### **BEDROOM TWO 13' 5" x 10' 9" (4.09m x 3.28m)**

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

### **BATHROOM**

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and vanity unit and a paneled bath with shower over. Part tiled walls and tiled flooring. Inset spot lighting.*

### **EXTERNALLY**

*To the front is laid to lawn with a path that leads to the entrance hall. To the rear an enclosed paved patio with borders of well established shrubs and plants, ideal for al-fresco dining. A door leads to the garage and access to the rear to the parking area.*







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