



Moorlands Park | Cuddington | CW8 2LY

EDWARD
mellor



Features

- A beautifully presented detached family home
- Extended and superbly appointed throughout
- With 4 bedrooms and 2 bathrooms
- Quality upgrades to kitchen and bathrooms
- Excellent off road parking & private garden

CHAIN FREE - A detached house enjoying many great features and upgrades to include a fantastic kitchen and 2 fitted bathrooms all with Amtico floors. The house has been considerably improved and has an appealing modified layout with a brilliant garage conversion and an impressive ground floor extension. With gas central heating and serviced

combi boiler, PVCu double glazing and new internal oak doors, the accommodation comprises entrance hall, study/family room, spacious lounge/diner through to a garden room, quality fitted kitchen in high gloss white with integrated appliances having granite grey work surfaces and a shower room. To the first floor there is a fitted master bedroom, three further

bedrooms and a stunning bathroom. There is a fully boarded roof space with light. Outside there is an excellent brick paved driveway and there are secluded landscaped rear gardens with Indian stone paving and a feature covered garden area ideal for alfresco dining.



The property occupies a splendid position within a cul de sac and yet is close to all the excellent village amenities this location has to offer. Always worth a visit are Cuddington and Sandiway community playing fields less than 10 minutes walk with pavilion, children's play area, green space and tennis club. There are a two parades of shops for essential needs, library and dentist. Local beauty spots include Whitegate Way and Delamere Forest. Schools for all ages are available with 2 primary schools in the area and Weaverham High school just a 5 minute drive. For business or leisure travel, the A49 is less than a minute drive and connects directly with the motorway network giving access to several commercial centres in the north west. Cuddington railway station is a 5 minute walk and is on the Manchester to Chester line.

SERVICES: All main services are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band E - Energy Performance Rating Band D

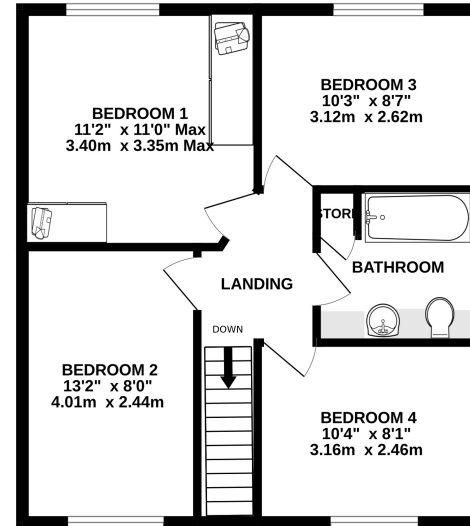
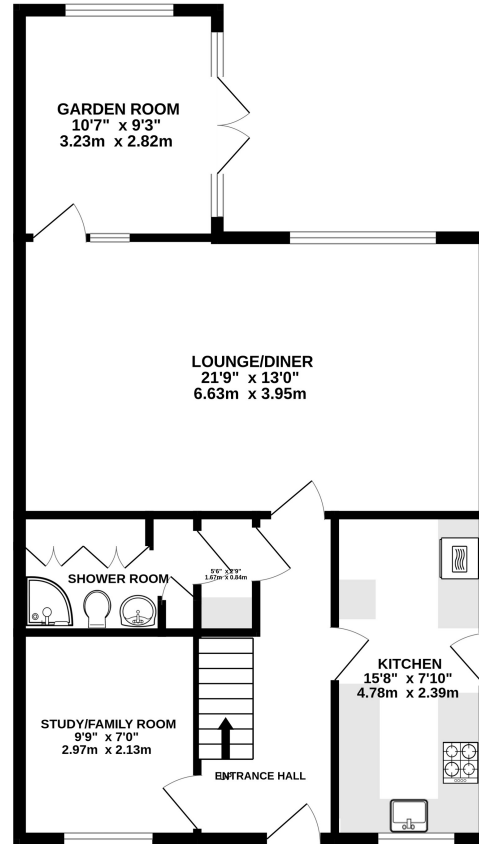


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR



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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



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