



Mayfield Drive | Cuddington | CW8 2LS

EDWARD
mellor



Features

- Beautifully appointed 2 bed character home
- Spacious and superbly presented throughout
- Excellent off road parking and gardens
- In a much-favoured village location
- Railway station, A49 and shops nearby

VIEWING ESSENTIAL : This traditional 1930s built semi detached has been beautifully modernised and is in immaculate decorative condition throughout. Originally a three bedroom house, the accommodation benefits from a ground floor extension, gas central heating with a Baxi combi boiler

installed 2020 and PVCu double glazing. Comprising entrance hall, lounge, dining room, sitting room, kitchen and a useful cloakroom/utility. On the first floor there is an impressive bedroom with opening throughout to a dressing area, bedroom two and upgraded bathroom. There is a mainly

boarded and insulated loft space. Outside there is a garage/store 28 ft 6 x 10 ft 2 and ample off-road parking space is available to the front of the house enclosed by attractive wrought iron railings. There are fully enclosed secluded rear gardens of good size with lawn and paved areas.



The property commands a splendid position in a long established and much favoured location. Cuddington is a village with excellent local amenities and nearby there are shops for essential needs and superb community playing fields with village hall, children's play area, green space and tennis club. Cuddington bowls club is nearby as is the well known Sandiway golf course. The area is surrounded by delightful open countryside and nearby landmarks include Whitegate Way and Delamere Forest. For commuting there is a railway station in walking distance which is on the Manchester to Chester line while there is easy access to the A49 which links directly to the motorway network. There are great educational facilities in the area with 2 primary schools in the village and the highly rated Weaverham High School just one mile away.

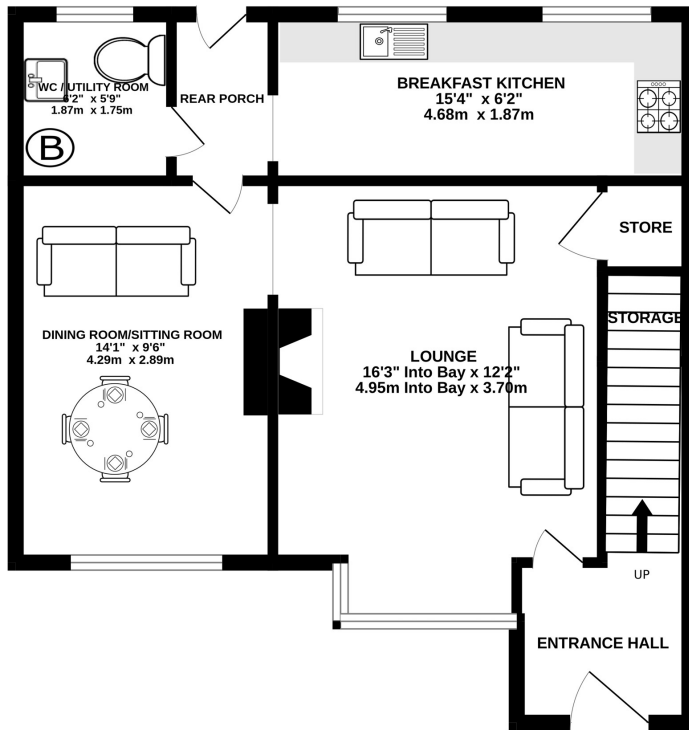
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** We advise that none of the fittings and services have been tested. Purchasers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band D - Energy Performance Rating E



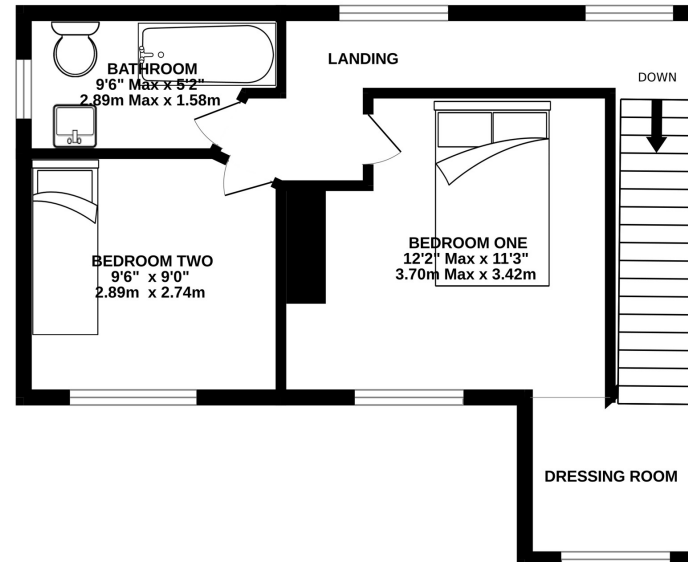
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

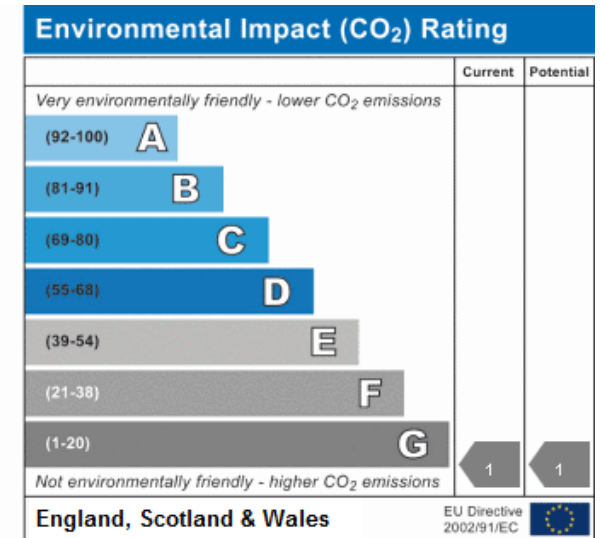
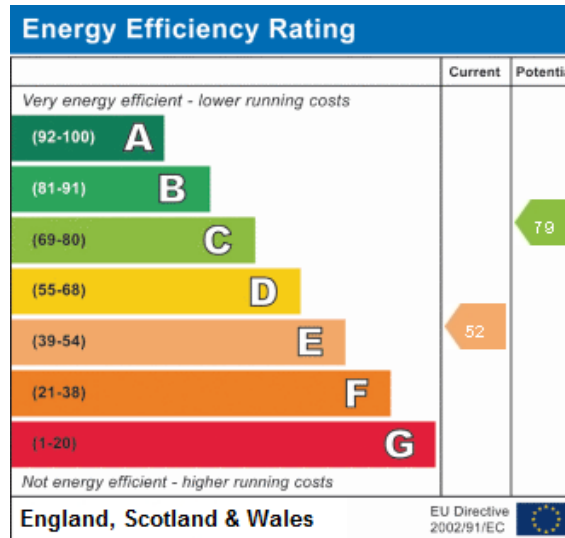


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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