



**GASCOIGNE
HALMAN**

THREEWAYS, DELAMERE PARK, CUDDINGTON,
NORTHWICH

THE AREAS LEADING ESTATE AGENT



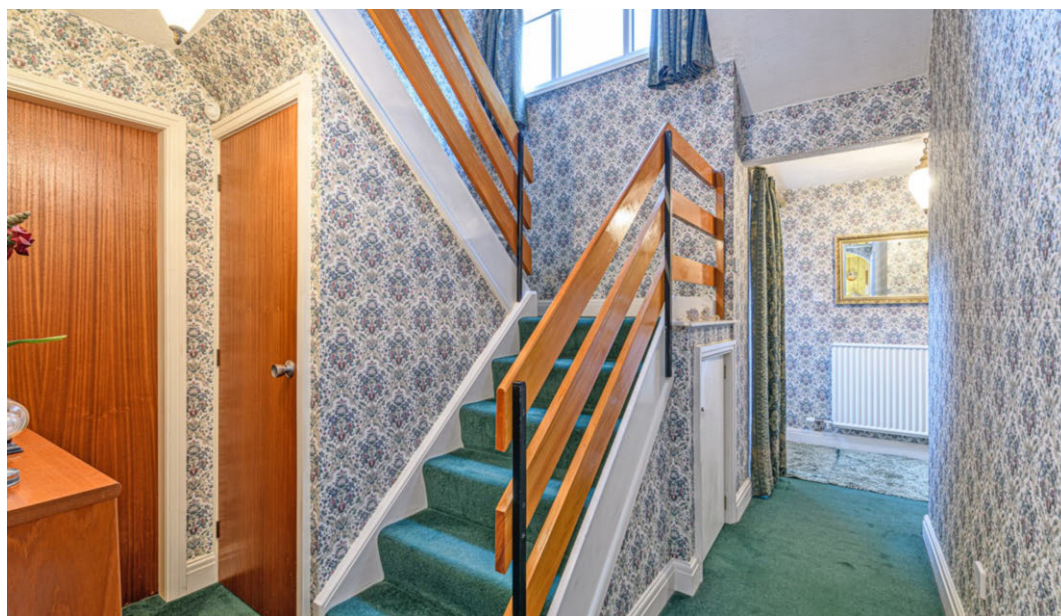
THREWAYS, DELAMERE PARK, CUDDINGTON, NORTHWICH

£440,000

A detached family home enjoying an excellent sized plot within a much sought after residential cul-de-sac with potential for updating and possible development, subject to relevant planning permission being obtained.

The property has been in the same ownership since it was built in 1977. It has been well cared for and improved over the years but potential now exists to carry out further modernisation and possible extension, as has been the trend with other similar homes in the area.

The current accommodation layout is adaptable and offers an entrance hall, large lounge and dining area, fitted kitchen and a conservatory. There is a ground floor bedroom with an adjoining shower room and WC.





The first floor has two good sized double bedrooms and a family bathroom. There is excellent built in storage available to the first floor. An attached double garage is to the side with an electrically operated door and there is ample driveway parking.

Gardens extend to both the front and rear with lawns and established shrubs and trees.

LOCATION

The property forms part of the highly desirable Delamere Park development. This is a collection of homes set amidst beautiful open countryside and with private residents' facilities including a children's play area, tennis and squash courts, indoor swimming pool and a function room with bar and lounge. There are good schools for all age groups in the area.

The area is ideally placed for the business traveller with the A49 and A556 close by connecting to the region's motorway networks and employment centres. The village of Cuddington is a mile away with a railway station (Manchester to Chester line) and local shops for day to day needs. Northwich and Frodsham are both within easy reach and provide a wide range of shops, services and recreational facilities.

EPC RATING

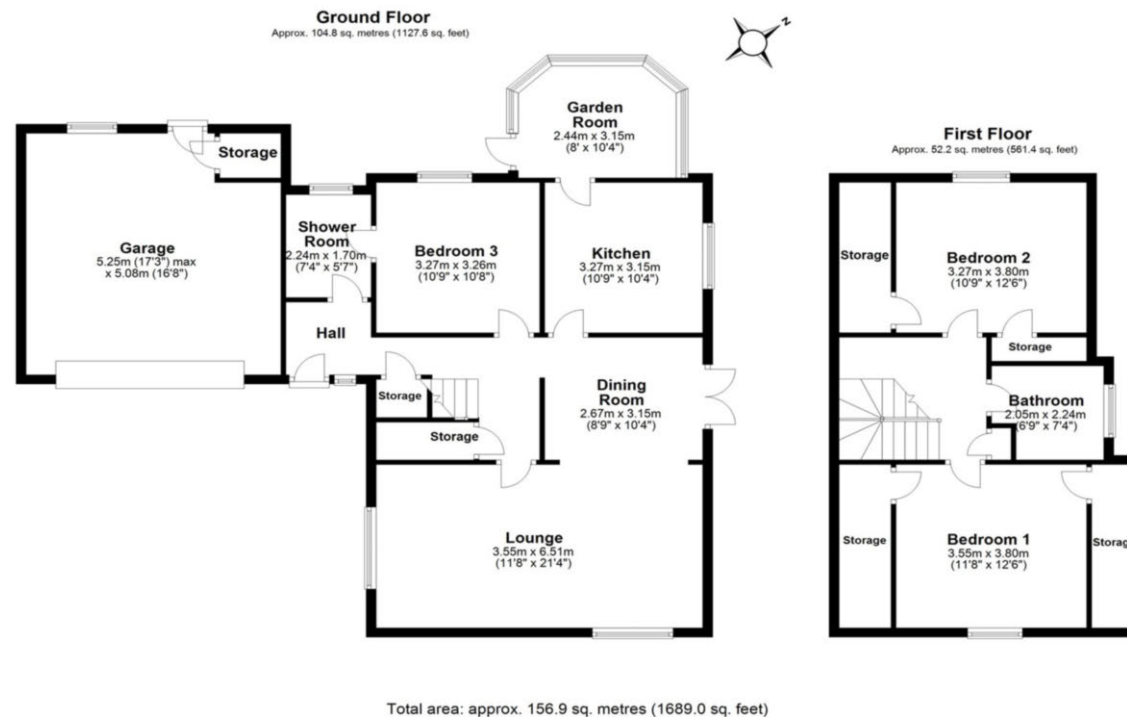
Awaited

COUNCIL TAX

Band F. Cheshire West & Chester.

TENURE & SERVICE CHARGE

The property is Freehold. A service charge of £735 per year (2021/22) is payable to contribute to the costs of the private residents' facilities including the swimming pool, tennis courts and landscaped communal garden areas.



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