



**GASCOIGNE
HALMAN**

CEDARWOOD, DELAMERE PARK

THE AREAS LEADING ESTATE AGENT



CEDARWOOD, DELAMERE PARK

Offers Over £400,000

Enjoying an excellent position within popular Delamere Park, this four bedroom family home offers spacious, well designed accommodation and low maintenance garden.

Delamere Park is a superb development of quality homes, set amidst manicured landscaped grounds offering a unique rural lifestyle opportunity and a sense of community. Open countryside lies all around but the location is neither remote or isolated.

There are homes of all sizes attracting a range of buyers at different stages of life.





This particular property will appeal to families and downsizers alike as it provides spacious, well-designed and manageable accommodation with low maintenance gardens. It also enjoys a lovely outlook to the front onto a small open green.

The ground floor has a light and bright, open plan feel. The hallway has a glass brick feature wall opening to the dining room. This room is central to the house with a high vaulted ceiling and gallery landing above. The adjacent lounge has doors opening to the rear garden. The kitchen has quality modern cabinets with a range of appliances built in and there is an access door to the garage that has space for laundry appliances.

The first floor offers four good sized bedrooms and a spacious, luxuriously equipped bathroom. There are double glazed windows and a gas fired central heating system is installed. There is an attached garage and driveway parking to the rear plus a walled, private courtyard garden with timber decking.

LOCATION

The property is situated on the desirable Delamere Park development, surrounded by beautiful open countryside and with private residents facilities that include a well-equipped and landscaped children's play area, tennis /squash courts, youth club, swimming pool and function room with bar and lounge. A service charge of approximately £900 per year (25/26) is payable by all households.

The nearby villages of Sandiway and Cuddington offer day to day shopping with Frodsham and Northwich both within easy reach.

Cuddington Railway Station runs on the Chester to Manchester line. Hartford station, on the West Coast main line is two hours from London. The area as a whole provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is five minutes' drive. In addition access points to the M6/M56, A49 and A55 are all close at hand.

TENURE

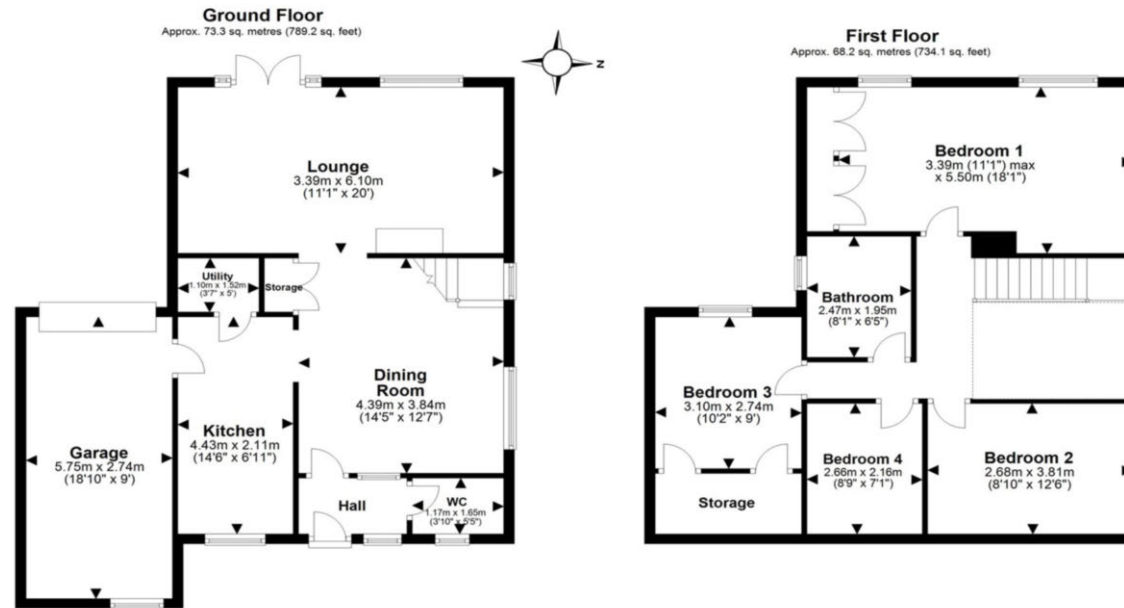
The property is Freehold.

COUNCIL TAX

Band E., Cheshire West & Chester.

EPC RATING

Current D.



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