



VINCENT JAMES
ESTATE AGENTS

15 VALLEY LANE, CUDDINGTON,
NORTHWICH, CW8 2QD

£400,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED FAMILY HOME located in the ever popular location of Cuddington. The accommodation includes: Hallway, Lounge, Open Plan Kitchen / Diner / Living Space, Rear Hallway, WC and Garage to the ground floor and THREE BEDROOMS (Dressing area to the Master) and family bathroom to the first floor. Externally there is a garden to the front elevation and enclosed garden to the rear. Viewing a MUST!

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Entrance Hallway

Accessed via double glazed front entrance door. Radiator. Doors to Lounge and Kitchen.

Lounge

14'3 x 11'2

Double glazed bay window to the front elevation. Radiator.



Kitchen

19'6 x 11'2

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Integrated Dishwasher. Inset high level Microwave. Space for Larder Fridge. Radiator. Part tiled walls. Inset spotlights. Opening to the Diner / Living Space. Double glazed window to the rear elevation. Double glazed access door leading to the rear hallway.



Diner / Living Space

24'1 x 10'6

Double glazed French doors to the rear elevation. Two radiators. Inset spotlights.



Rear Hallway

Access door to the rear elevation. Doors to WC & Garage.

WC

4'9 x 2'7

Low level WC and wash hand basin. Laminate flooring.

Garage

12'6 x 8'1

Electric roller door to the front elevation. Double glazed window to the side elevation. Wall mounted boiler. Space for Washing Machine & Tumble Dryer.

Landing

Double glazed window to the side elevation. Doors to bedrooms and bathroom.



Master Bedroom

22'7 x 10'2

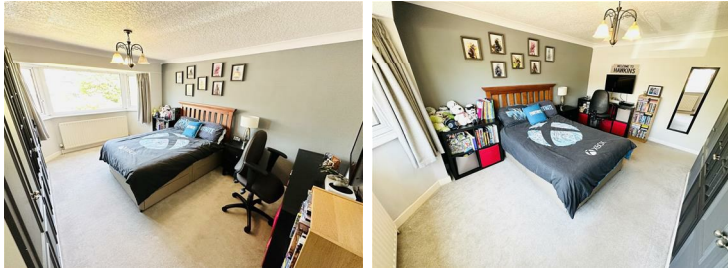
Double glazed window to the rear elevation. Double glazed windows to the side elevation. Two Radiators. Dressing Area with fitted wardrobes. Inset spotlights. Two radiators.



Bedroom Two

15'2 x 11'2

Double glazed bay window to the front elevation. Radiator.



Bedroom Three

12'3 x 9'9

Double glazed bay window to the front elevation. Radiator.



Externally - Front

Driveway providing off road parking. Lawned garden.



Bathroom

8'4 x 7'6

Low level WC, wash hand basin, panelled bath with shower above. Part tiled walls. Double glazed window to the rear and side elevation. Loft access. Heated towel rail.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden. Mature planting. Access gate to the front elevation.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

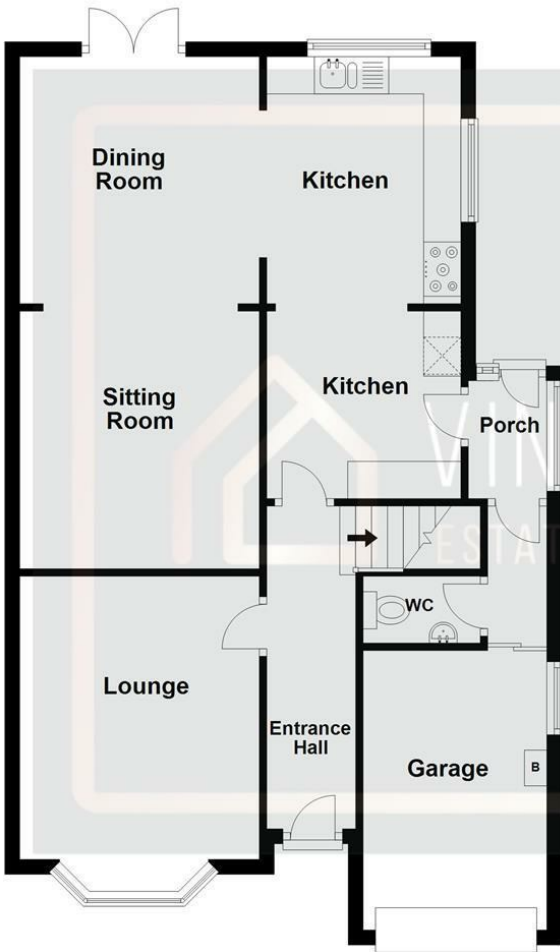
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: E

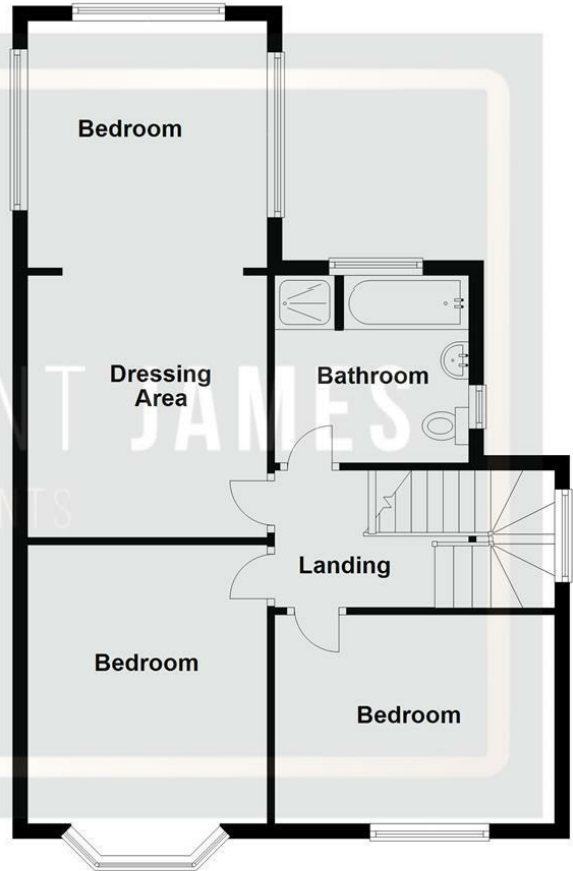
Ground Floor

Approx. 73.3 sq. metres (789.0 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area: approx. 133.6 sq. metres (1438.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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