



VINCENT JAMES  
ESTATE AGENTS

10 HOLLOW OAK LANE,  
CUDDINGTON,  
NORTHWICH, CW8 2XN

£320,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this END-TERRACE FAMILY HOME located on the desirable DELAMERE PARK. The accommodation includes: Entrance Vestibule, WC, Lounge, OPEN PLAN KITCHEN DINER/LIVING SPACE, Utility Room and Bedroom/Snug to the ground floor, To the first floor, there are THREE BEDROOMS and a Family Bathroom. Externally there are gardens to the front and rear elevation, driveway providing OFF ROAD PARKING and GARAGE. \*\*\*FREEHOLD\*\*\*

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### Entrance Vestibule

Accessed via double glazed door to front elevation, storage cupboard. Access to WC and Lounge. Inset spotlights.

### WC

Inset spotlights. Low level WC, Hand Wash Basin with Splashback and Heated Towel Rail.

### Lounge



12 x 16

Double glazed window to front elevation. Space for log burner. Inset spotlights. Opening to Kitchen Diner. Stairs to first floor.

### Open Plan Kitchen Diner/Living Space



19'5 x 17'6

Fitted with a range of wall, drawer and base units with quartz worksurfaces above. Inset spotlights. Inset Fridge, Dishwasher, Double Oven, Four Ring Hob with Extractor above and Microwave. Inset sink with mixer tap and drainer. Two radiators. Opens to sun room. Sun room presenting two Velux windows above, sliding double glazed uPVC doors to rear and a further double glazed window to rear.

### Utility Room



8'7 x 7'7

Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed window to rear elevation. Inset sink with mixer tap and drainer. Space for Fridge Freezer, Tumble Dryer and Washing Machine. Access to Snug/Bedroom.

### Snug/Bedroom

10'8 x 8

Wall mounted boiler. Double glazed window to side elevation. Radiator.

### Landing

Access to bedrooms, family bathroom and loft. Storage cupboard. Inset spotlights.

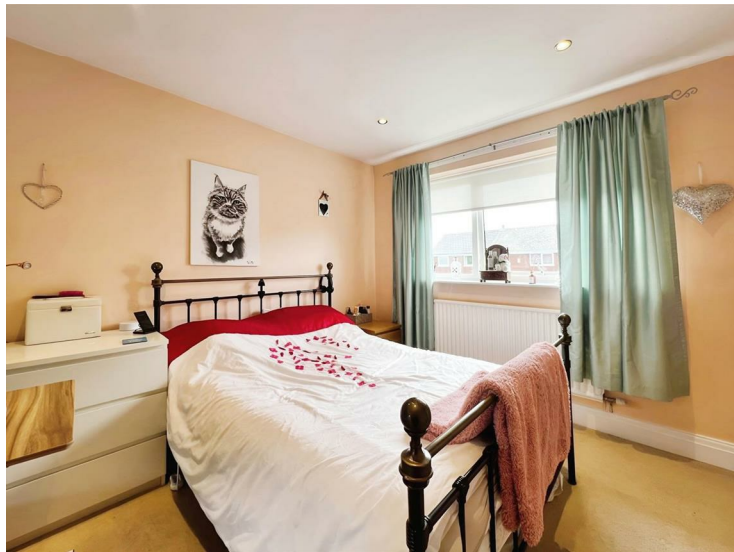
### Master Bedroom



15'9 x 9'4

Double glazed window to front elevation. Radiator. Inset spotlights. Built in wardrobes.

## Bedroom Two



9'9 x 9'1

Double glazed window to rear elevation. Radiator. Inset spotlights. Built in wardrobe.

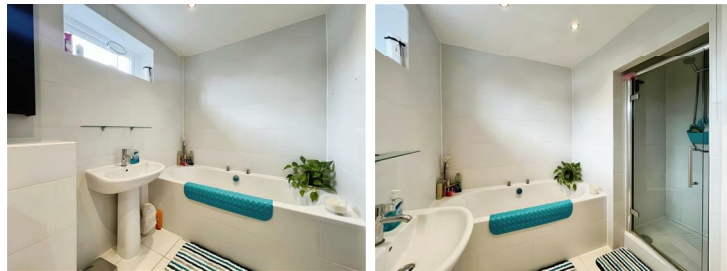
## Bedroom Three



8'6 x 7'9

Double glazed window to front elevation. Radiator. Built in wardrobe. Inset spotlights.

## Family Bathroom



Panelled bath. Fully tiled walls. Tiled floor. Double glazed frosted window to rear. Shower cubicle. Low level WC, Hand Wash Basin. Inset spotlights. Heated towel rail.

## Garage

Store area with a newly fitted electric door.

## Externally - Front



Driveway providing space for two cars. Lawned garden. Gated side access to rear. Paved walkway. Electric car charging point.

## Externally - Rear



Lawned garden. Gated access to front elevation. Paved area. Planting beds. Storage shed.

## Surrounding Area

Nestled into an extremely sought after location, the surrounding area of this home offers a blend of leisure and practicality. With amenities like a residents bar, squash and tennis courts, and an indoor swimming pool, active living is right on your doorstep. Explore the expansive parkland and enjoy well-maintained grounds for relaxation and recreation. Delamere Park offers a very friendly and secure neighbourhood for families and residents alike.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

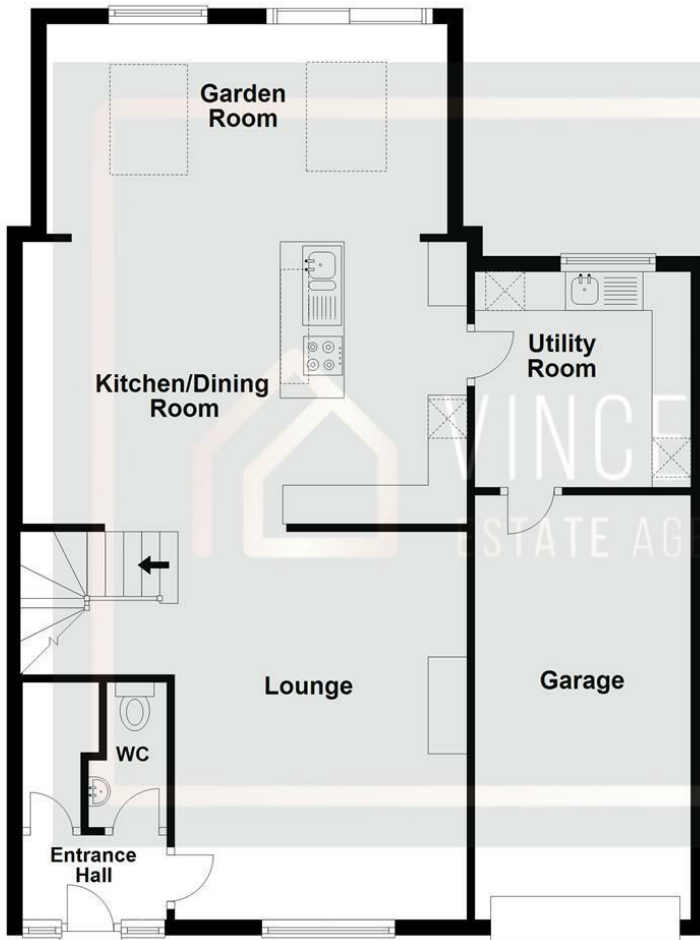
Service Charge: Approx £95 per month

Service Charge Review Period: Annually

Council Tax Band: D

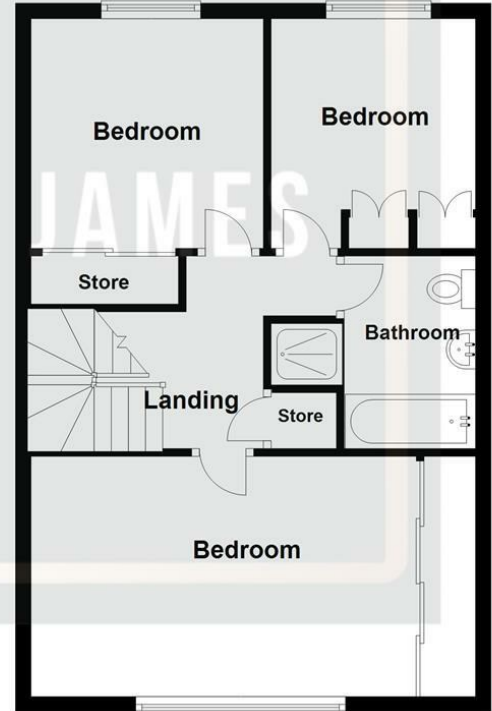
## Ground Floor

Approx. 88.6 sq. metres (953.3 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 138.5 sq. metres (1491.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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