



VINCENT JAMES  
ESTATE AGENTS

1 GREENFIELD WAY,  
CUDDINGTON, CW8 2YH

£575,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED HOUSE with NO ONWARD CHAIN located in the extremely popular village of CUDDINGTON. The accommodation of this charming property includes: Hallway, WC, Lounge, Dining Room, Kitchen & Utility Room to the ground floor and FOUR BEDROOMS, bathroom and en-suite to the first floor. Externally there is a private driveway, DOUBLE GARAGE and a large REAR GARDEN.

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## Hallway



Accessed via front entrance door. Radiator. Storage Cupboard. Access to Lounge, Dining Room, Kitchen and Downstairs WC. Staircase to first floor.

## Lounge

24'3 x 11'3



Double glazed window to front elevation. Two Radiators. Feature fireplace. Double glazed sliding door to the rear elevation. Access to Dining Room.

## Dining Room

11'7 x 10'4



Double glazed window to rear elevation. Radiator. Access to Lounge & Hallway.

## Downstairs WC

Fully tiled walls. Low level WC, Hand Wash Basin. Radiator.

## Kitchen

15'9 x 10'1



Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed windows to the rear and side elevations. Fully tiled walls. Access to Utility Room.

Integrated appliances include: Double oven, four ring induction hob with extractor above. Inset sink with mixer tap and drainer.

## Utility Room

8 x 5'8



Inset sink with mixer tap, drainer and vanity unit. Boiler. Part tiled walls. Access to rear elevation.

## Landing



Access to all bedrooms and bathroom. Loft access.  
Storage cupboard.

## Master Bedroom

11'9 x 11'4



Double glazed window to the front elevation. Radiator.  
Built in wardrobes. Access to en-suite.

## En-Suite



Double glazed frosted window to the front elevation.  
Panelled bathtub with showerhead attachment. Low  
Level WC, Hand Wash Basin and Radiator. Fully tiled  
walls.

## Bedroom Two

11'5 x 9'5



Double glazed window to the rear elevation. Radiator.  
Built in wardrobes.

## Bedroom Three

10'2 x 9'5



Double glazed window to the front elevation. Built in  
wardrobes. Radiator.

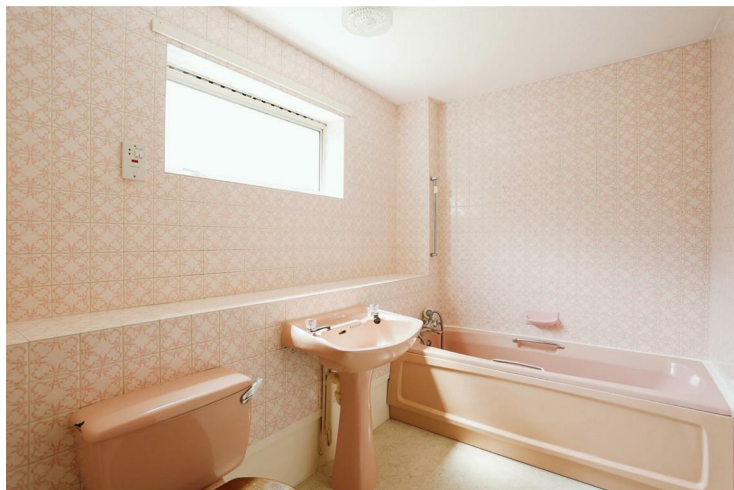
## Bedroom Four

10'1 x 8'5



Double glazed window to rear elevation. Built in  
wardrobes. Radiator.

## Family Bathroom



Three piece suite comprising of Low Level WC, Hand Wash Basin and Panelled Bathtub with showerhead attachment. Radiator. Double glazed frosted window to the side elevation. Fully tiled walls.

## Double Garage

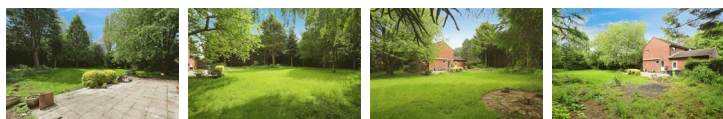
Up & Over door to the front elevation. Access door to rear garden. Power and light.

## Externally - Front



Lawned garden with driveway providing space for two cars. Double Garage access. Gated side access to the rear elevation.

## Externally - Rear



Extensive plot with a variety of foliage and planting beds.

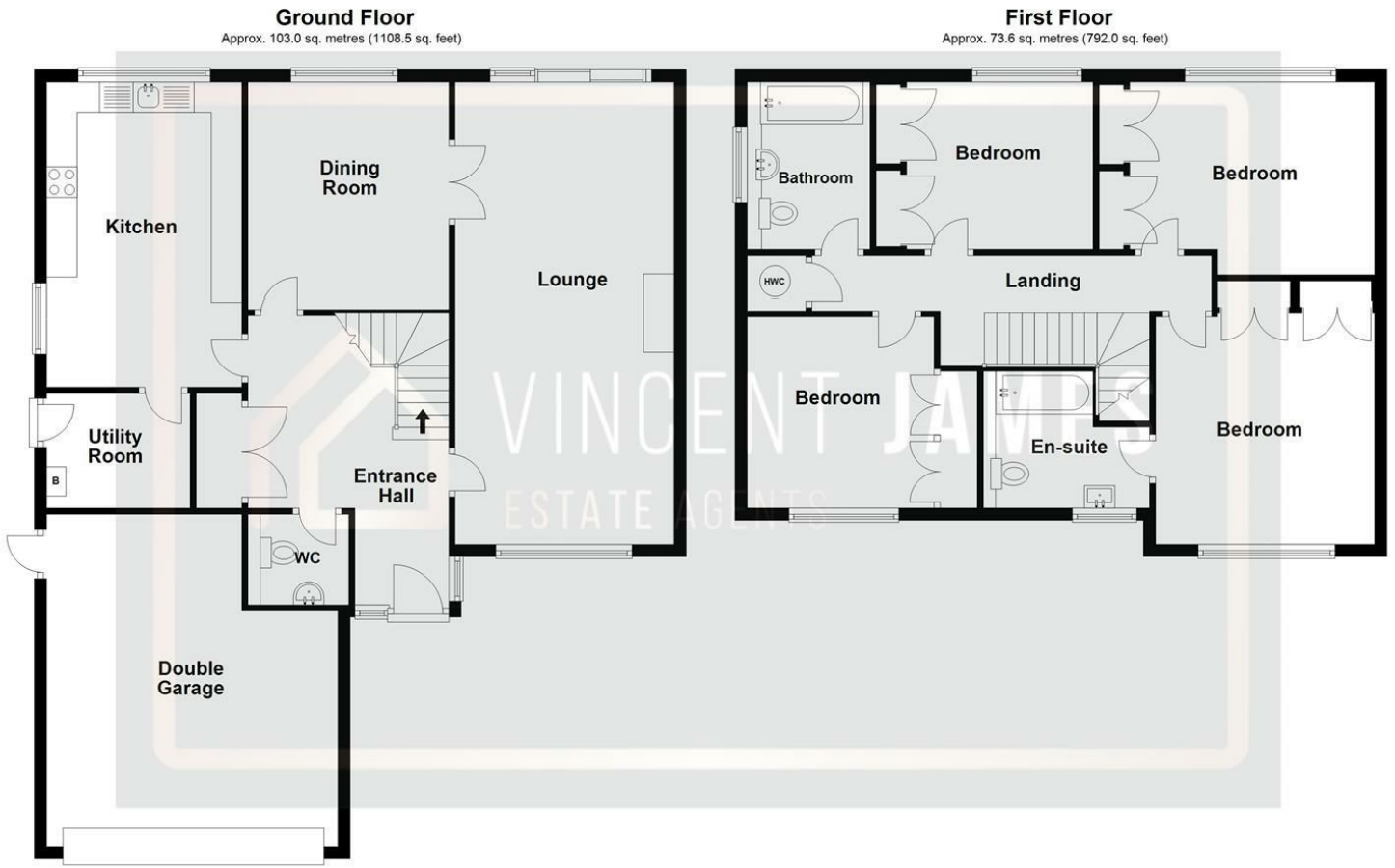
Lawned garden with feature paved areas. Gated side access and garage access.

## 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: F

## Surrounding Area

Cuddington is a conveniently placed and charming locale to live. The surrounding area offers excellent transport links via Cuddington railway station, providing easy access to Chester, Manchester, and beyond. This pocket of Cheshire features well-regarded schools, shops, cozy pubs, and delightful eateries. Nature enthusiasts will enjoy the nearby Delamere Forest for walks and outdoor activities. With a thriving and friendly community and it's beautiful surroundings, Cuddington is a perfect place to call home.



**Ground Floor**  
Approx. 103.0 sq. metres (1108.5 sq. feet)

**First Floor**  
Approx. 73.6 sq. metres (792.0 sq. feet)

Total area: approx. 176.6 sq. metres (1900.5 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		56	80
		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			
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