



VINCENT JAMES  
ESTATE AGENTS

# 7 UPLANDS, CUDDINGTON, NORTHWICH, CW8 2XL

£370,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED BUNGALOW located on the sought-after DELAMERE PARK. The accommodation includes: Entrance Hallway, Shower Room, Lounge, Conservatory, Kitchen, Utility Room, Dining Room, THREE BEDROOMS and En-Suite. Externally there are gardens to the front and rear elevation, a driveway providing OFF ROAD PARKING and a GARAGE. \*\*\*NO CHAIN\*\*\*

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# 7 UPLANDS, CUDDINGTON, NORTHWICH, CW8 2XL

## Hallway



Accessed via front entrance door. Access to Lounge, Kitchen, Dining Room and Shower Room. Radiator.

## Lounge

14'3 x 11'9



Double glazed doors to conservatory. Feature fireplace. Radiator.

## Conservatory



Half height brick walling. Double glazing surrounding. Tiled flooring. Radiator. French doors allowing for access to the rear garden.

## Kitchen

9'4 x 8'4



Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed window to the rear. Space for a Dishwasher. Part tiled walls. Loft access. Inset oven with four ring hob and extractor above. Inset sink with mixer tap and drainer. Providing access to the Utility Room.



## Utility Room



Double glazed window to the side elevation. Access door to the rear. Space for Fridge Freezer and Washing Machine. Radiator. Wall Mounted Boiler.

## Shower Room



Fully tiled walls and floor. Inset Shower cove. Low Level WC, Hand Wash Basin, Heated towel rail. Double glazed frosted window to the front elevation.

## Dining Room

14'6 x 9'7



Double glazed french doors to the side elevation. Wooden beams overhead. Radiator. Access to rear hallway.

## Rear Hallway

Loft access. Radiator. Storage cupboards. Access to all bedrooms.

## Master Bedroom

11'6 x 7'1



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

## En-Suite



Fully tiled walls. Heated towel rail. Panelled bathtub with overhead shower. Low level WC. Hand wash basin. Inset spotlights. Double glazed frosted window to the side elevation. Vanity unit.

## Bedroom Two

11'2 x 8'6



Double glazed window to the front and side elevation. Radiator.

## Bedroom Three

8'1 x 8'4



Double glazed window to the side elevation. Radiator.

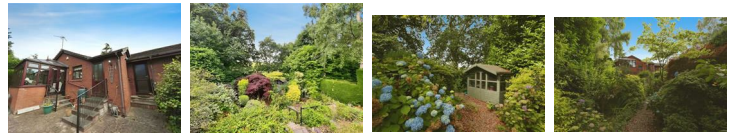
## Garage

Power, light and access door to rear. Double glazed frosted window to the side elevation.

## Externally - Front

Shared driveway leading to the paved courtyard. Wrap around plot leading to the rear elevation. Low maintenance mature shrubbery surrounding.

## Externally - Rear



Levelled, private garden surrounded by mature shrubbery. Paved stairs to the lower garden. Planting beds. Paved patio areas. Storage shed. Access to the Garage and Conservatory.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: TBC

Service Charge Review Period: TBC

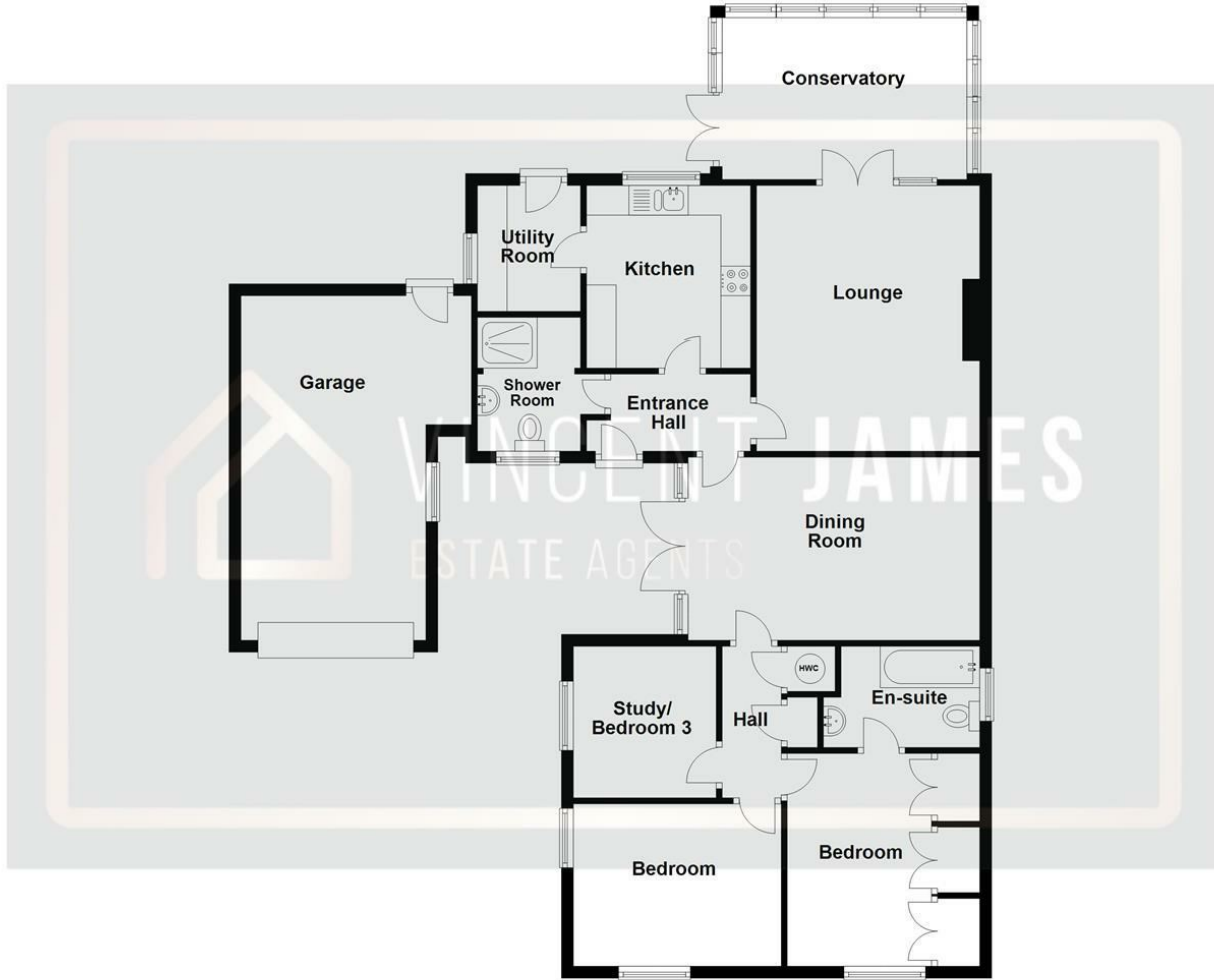
Council Tax Band: E

## Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

### Ground Floor

Approx. 122.4 sq. metres (1317.9 sq. feet)



Total area: approx. 122.4 sq. metres (1317.9 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			
		59	80
England & Wales		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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