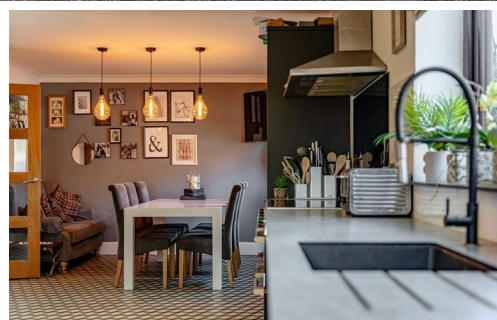




VINCENT JAMES
ESTATE AGENTS

2 SANDIWAY CLOSE, SANDIWAY, NORTHWICH, CW8 2PR OFFERS IN THE REGION OF



Welcome to 2 Sandiway Close, Cuddington – an exceptional four-bedroom detached family home offering spacious and versatile living accommodation.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway. The cozy yet stylish lounge provides the perfect space to relax, seamlessly flowing into the expansive kitchen-diner – a fantastic area for entertaining and family gatherings. This impressive space also provides direct access to the generously sized garage. Additionally, the ground floor benefits from a convenient WC, which doubles as a cloakroom.

The first floor boasts four well-proportioned bedrooms, including a master suite complete with a private en-suite shower room. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for the whole household.

Externally, the property features a spacious driveway providing ample off-road parking, along with beautifully maintained lawned gardens to both the front and rear, offering the perfect outdoor space for relaxation and recreation.

This wonderful home is not to be missed. Contact us today to arrange your viewing!

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Hallway

Providing access to the Lounge, Kitchen Diner & Downstairs WC. Staircase leading upstairs. Front access door. Inset spotlights. Radiator.

Lounge



With an inset log burner and feature tiling surrounding. Double glazed bay window to the front elevation with a curved radiator below. Opens to Kitchen Diner.

Kitchen Diner



A fantastic space, fitted with a range of wall, drawer and base units with worksurfaces above. With two double glazed windows to the rear elevation, a wall mounted vertical radiator and access to the integral garage. Space for a Fridge Freezer, range cooker with 5 ring induction hob, and dishwasher. Inset mixer tap. Inset spotlights. Rear access door. Wall mounted RV point. Partly tiled walls. Breakfast bar.

Downstairs WC

With a hand wash basin, splashback, Low level WC and also doubles up as a cloakroom.

Landing



Access to all four bedrooms and the family bathroom. Loft access. Loft is boarded.

Master Bedroom



Carpeted with a double glazed window to the front aspect of the home. Access to the en-suite.

En-Suite



Fully tiled flooring with part tiled walls. Radiator. Double glazed frosted window to the front aspect of the home. Low level WC, Hand wash basin. Shower. Inset spotlight.

Bedroom Two



Double glazed window to the rear of the home. Radiator.

Bedroom Three



Double glazed window to the rear of the home. Radiator.

Bedroom Four



Double glazed window to the rear of the home. Radiator.

Bathroom



Fully tiled flooring. Bathtub with overhead shower attachment. Low level WC, hand wash basin and partly tiled walls.

Garage

Power, Light, Roller door.

Externally - Front



Lawned garden, gated side access. Pergola.

Externally - Rear



Driveway, lawned garden. Access to the garage. Gated side access.

Surrounding Area



Cuddington is a highly sought-after village in Cheshire, offering an excellent balance of rural charm and modern convenience. It boasts a well-connected train station with regular services to Chester, Manchester, and beyond, making it an ideal location for commuters. The village is home to a variety of amenities, including local shops, a post office, and a well-regarded primary school. Food and drink options are plentiful, with traditional pubs such as The Blue Cap, charming cafés, and takeaways catering to different tastes. For those who enjoy fine wine and dining, Define Food & Wine is a standout destination, offering a curated selection of wines and gourmet produce, alongside its popular Define Wine & Walks experience—a unique combination of countryside walks paired with expertly selected wines to enjoy afterward. Surrounded by scenic Cheshire countryside and close to Delamere Forest, Cuddington is perfect for those who appreciate outdoor pursuits, from leisurely strolls to more adventurous hikes.

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

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.

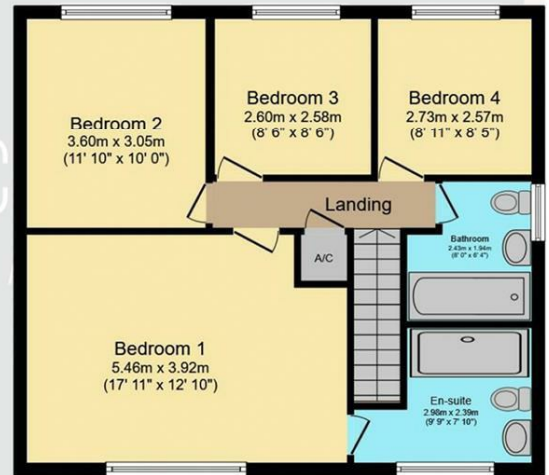
Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



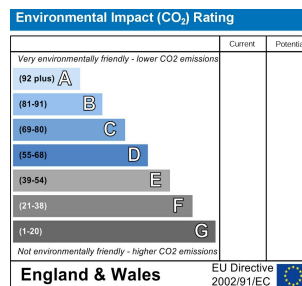
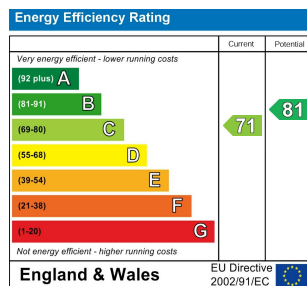
▼ Ground Floor

▼ 1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Total floor area 154.8 m² (1,666 sq.ft.) approx



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK