



13 LONG ACRE, CUDDINGTON, NORTHWICH, CW8 2XP

£300,000



Vincent James Estate Agents are pleased to present this charming three-bedroom semi-detached house located in the desirable area of Delamere Park, Long Acre, Cuddington, Northwich. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering the property, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a convenient downstairs WC, enhancing the practicality of the home. The dining room, which flows seamlessly from the lounge, provides an inviting space for family meals and gatherings. From here, you can access the well-appointed kitchen, designed to meet all your culinary needs.

The first floor boasts three well-proportioned bedrooms, each offering a tranquil space for rest and relaxation. A family bathroom completes this level, ensuring that all essential amenities are readily available.

Externally, the property features a lovely rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a detached garage provides ample storage space or the potential for a workshop.

Living in Delamere Park means you will have access to a range of fantastic amenities, including an indoor swimming pool, squash court, bar, and tennis court, all contributing to a vibrant community atmosphere.

This property is a wonderful opportunity to secure a home in a sought-after location. We invite you to contact us to arrange a viewing and experience all that this delightful residence has to offer.

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Hallway



Connecting to the Lounge, Kitchen and downstairs WC. Flows into Dining Room with ample clever storage including separate cloakroom cupboard and two additional walk in storage areas with one being used as laundry room and separate walk-in pantry.

Lounge



Large double glazed bay fronted window overlooking landscape streams and gardens. Carpeted. Bespoke wooden panelling around focal gas fire.

Dining Room



Generous space, providing access to the Kitchen, staircase leading upstairs. French doors to rear garden.

Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces above. Window to front elevation. Access door leading to back garden. NEFF double oven with grill.

Downstairs WC



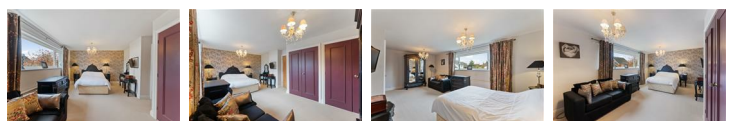
WC, Heated Towel Rail, and Hand Wash Basin.

Landing



Access to all bedrooms, bathroom, with storage options being used as an airing cupboard and access to floored loft with lighting.

Master Bedroom



The spacious master bedroom offers ample room for a

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full six-piece bedroom suite, two large built-in wardrobes, and a dedicated seating area, all while maintaining a sense of openness and comfort. Large double glazed window.

Bedroom Two



Double bedroom with two built-in double wardrobes. Large window lets in light and looks out onto back garden.

Bedroom Three



Double glazed window.

Bathroom



Walk-in shower with rainfall feature, and flexible second shower head, WC, Hand Wash Basin, Heated Towel Rail.

External (Front)



Detached Garage single garage measuring approximately 19'1 by 9'1 with ample space for vehicle storage with, access to rear garden.

External (Rear)



Plenty of outdoor seating options, providing access to the garage.

Surrounding Area



As a resident of Delamere Park, you'll enjoy exclusive access to a range of excellent facilities, including:

- A private heated indoor swimming pool

- Bar and lounge area

- Glass backed squash and flood lit tennis courts

- Parkland with play areas

A variety of social activities and community-led events throughout the year

This vibrant community is known for its friendly atmosphere, well-kept grounds, and strong sense of neighbourhood spirit.

AML & Financial Qualification

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

Extra Information

Tenure - FREEHOLD

Council Tax- B

Annual Park Fees are around £800 and are paid every October

Location

Situated in the charming parish of Cuddington, the property offers easy access to local shops and highly regarded schools. Delamere Park is popular because it is in easy reach via A49 and A556 to many major commercial centres including Manchester, Chester, Warrington and Liverpool. Delamere Park has excellent transport links including Cuddington train station (4-5 minutes away) with convenient transport links to Northwich, Chester, and Manchester. It's a perfect location for both families and professionals alike.



13 Long Acre, Delamere

DETAILS

Total area: 1281.69 sq ft
Living area: 1107.05 sq ft
Floors: 2
Rooms: 17

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.

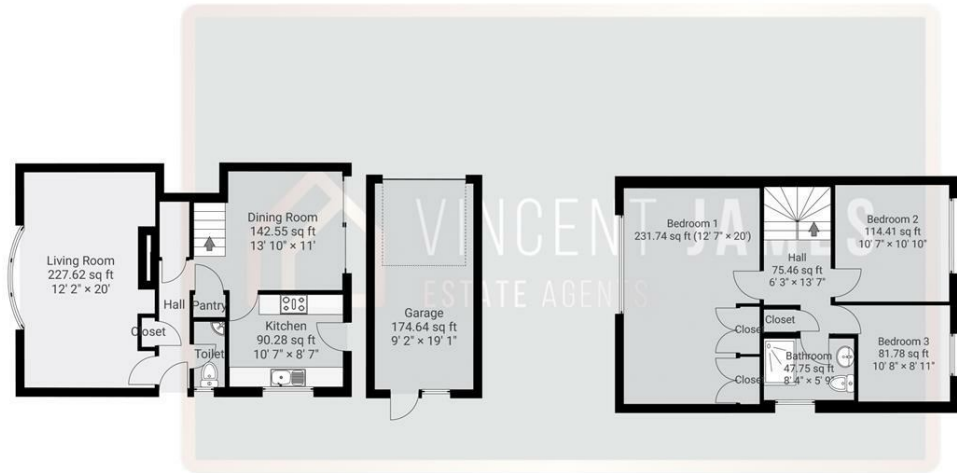
0' 4' 8' 12' 16'
1:142

▼ Ground Floor

TOTAL AREA: 708.92 sq ft • LIVING AREA: 534.28 sq ft • ROOMS: 9

▼ 1st Floor

TOTAL AREA: 572.77 sq ft • LIVING AREA: 572.77 sq ft • ROOMS: 8



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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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