

property details **approval form**

8 Mayfield Grove, Cuddington, Northwich, Cheshire, England, CW8 2LT

Date: 14 June 2024

Property Ref and Version: NRT107571 - 0010

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Swetenhams office: The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

T 01606 43937 **E** northwich@swetenhams.co.uk

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>> **price**

£280,000

Tenure: Freehold

>> **key features**

- > Bungalow
- > Quiet Cul De Sac Position
- > Large Conservatory
- > Highly Sought After Cuddington Location
- > Council Tax Band D
- > Close to Amenities and Transport Links
- > EPC Rating: D

>> **short description**

UNIQUE INDIVIDUALLY DESIGNED BUNGALOW BOASTING A QUIET CUL DE SAC POSITION IN THE HIGHLY SOUGHT AFTER CUDDINGTON AREA!

>> **long description**

UNIQUE INDIVIDUALLY DESIGNED BUNGALOW BOASTING A QUIET CUL DE SAC POSITION IN THE HIGHLY SOUGHT AFTER CUDDINGTON AREA! In brief the property comprises: entrance hall, open plan lounge/ diner, kitchen, conservatory, bathroom and two double bedrooms. Externally the property benefits from garage and driveway parking and a private garden to the rear. Ideally located to offer close and easy access to the excellent amenities and transport links of the area, this property simply must be viewed!

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>> **room description**

Entrnace Hall

Unique Swedish designed feature entrance door, storage and storage cupboard. Loft Access. Loft is fully boarded with pull down ladder and light

Lounge

18' x 13' (5.49m x 3.96m)

Triple glazed windows, open fire in feature fireplace, access to conservatory and radiator

Dining Area

9' x 7' (2.74m x 2.13m)

Triple glazed window. Open plan to lounge area

Conservatory

19' x 8' 10" (5.79m x 2.69m)

Doors leading rear garden

Kitchen

10' x 8' (3.05m x 2.44m)

Range of fitted wall and base units with contrasting work surfaces over, space for washing machine and fridge/ freezer. Electric hob and oven. Sink and drainer unit. Triple glazed window

Bedroom One

13' x 12' (3.96m x 3.66m)

Triple glazed window, fitted wardrobes and radiator

Bedroom Two

12' x 9' (3.66m x 2.74m)

Triple glazed window, fitted wardrobes and radiator

Bathroom

Walk in shower, low level WC, hand wash basin, radiator and triple glazed window

Garage

16' x 12' (4.88m x 3.66m)

Up and over door, power and light

External

Driveway parking. Private rear garden with mature shrub borders, patio seating area and gated access

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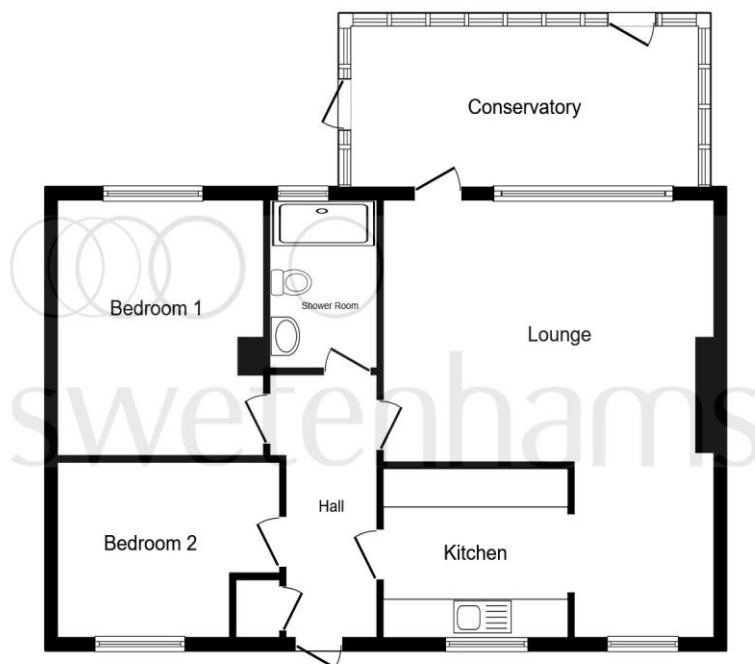
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Eleanor Morgan		
Mr K. Burgess		

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