



Sandington Drive,Cuddington Northwich CW8 2ZA

welcome to

Sandington Drive, Cuddington Northwich

IMPRESSIVE EXTENDED DETACHED FAMILY HOME OCCUPYING A CORNER PLOT IN A QUIET CUL DE SAC LOCATION!



Entrance Hall

Entrance door to front aspect, stairs to first floor and under floor heating

Downstairs Wc

Low level WC, hand wash basin, double glazed window to side aspect. heated towel rail

Lounge

14' 1" x 11' 10" (4.29m x 3.61m)

Double glazed bay window to front aspect, wooden flooring, feature fire in surround

Kitchen/ Diner Area

25' 11" x 9' 2" (7.90m x 2.79m)

Range of fitted wall and base units with contrasting granite work surfaces over, integrated dishwasher, gas hob, electric oven and extractor, spotlights, sink and drainer d drainer, double glazed window to rear aspect. Open plan. Under floor heating throughout

Family Room

17' x 17' (5.18m x 5.18m)

Vaulted ceiling, panoramic slide and swing doors leading to rear garden, feature wood burning stove. Open Plan. Under floor heating

Bedroom One

13' 9" x 11' 2" (4.19m x 3.40m)

Double glazed bay window to front aspect, fitted wardrobes and radiator

En Suite

Shower cubicle, low level WC, hand wash basin, double glazed frosted window to front aspect and radiator

Bedroom Two

14' 5" x 7' 10" (4.39m x 2.39m)

Double glazed window to rear aspect and radiator

Bedroom Three

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed window to front aspect and radiator

Bedroom Four

11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window to rear aspect and radiator

Bathroom

Bath, separate shower, low level WC, hand wash basin, double glazed window to rear aspect and radiator

External

Detached garage that is currently fully fitted and as office space with Internet connection and with power light and up and over doors. Driveway parking with space for several vehicles. We maintained private wrap around garden with large patio seating area and astro turf for children's play area



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welcome to

Sandington Drive, Cuddington Northwich

- Extended Detached Family Home
- Stunning Open Plan Kitchen/ Diner Family Room
- Corner Plot which is not Overlooked
- Double Detached Garage
- Council Tax Band F

Tenure: Leasehold EPC Rating: C

£600,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NRT107615 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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