

Sandown Crescent, Cuddington Northwich CW8 2QN



## welcome to

# **Sandown Crescent, Cuddington Northwich**

FOUR BEDROOM DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER CUDDINGTON LOCATION!













#### **Entrance Porch**

Door to front aspect and door leading to entrance hall

#### **Entrance Hall**

Entrance door to front aspect, stairs to first floor, under stairs storage cupboard and radiator

#### **Downstairs Wc**

Low level WC and hand wash basin

## Lounge

16' 11" x 11' (5.16m x 3.35m)

Double glazed window to front aspect, double glazed window to side aspect and radiator

## **Dining Room**

12'  $\times$  11' ( 3.66m  $\times$  3.35m ) Sliding doors to rear garden, double glazed window to side aspect and radiator

#### Kitchen

14' x 6' 11" ( 4.27m x 2.11m )

Range of fitted wall and base units with contrasting work surfaces over, space for washing machine, fridge/ freezer and dishwasher. Has hob, electric oven and extractor. Sink and drainer units, double glazed window to rear aspect and radiator

### **Bedroom One**

12' 10" max x 11' (3.91m max x 3.35m)
Two double glazed windows to front aspect, fitted wardrobes and radiator

## **Bedroom Two**

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

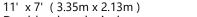
Double glazed windows to rea

Double glazed windows to rear and side aspects and radiator

## **Bedroom Three**

13'  $\times$  8' (  $3.96m \times 2.44m$  ) Double glazed windows to front and side aspects and radiator

## **Bedroom Four**



Double glazed window to rear aspect and radiator

#### Bathroom

Bath with shower over, low level WC, hand wash basin, two double glazed windows to rear aspect and radiator

#### External

Garage 18ft x 8ft with window to side aspect and light. Additional driveway parking. Private rear garden which is mainly laid to lawn with patio seating area and shrub borders





## welcome to

## **Sandown Crescent, Cuddington Northwich**

- Four Bedroom Detached Property
- Highly Sought After Cuddington Location
- Private Garden to Rear
- Garage and Driveway Parking
- Council Tax Band E

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £340,000







Mere Ln.

Mere Ln.

Mere Ln.

Mere Ln.

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107889



Property Ref: NRT107889 - 0007 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.



01606 43937



swetenhams

northwich@swetenhams.co.uk

The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

swetenhams.co.uk

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.