

32 Sandown Crescent, Cuddington, Northwich, CW8 2QW
Offers Over £400,000
Council Tax Band: D



We are delighted to present this immaculate 4 bedroom detached home, with a high-specification and tasteful finish throughout. Also benefiting from an enclosed low-maintenance rear garden, ample offroad parking and storage, master bedroom with en suite, and snug room, this is definitely not one to be missed. Contact us now for more information or to arrange a viewing.

DON'T FORGET TO TAKE A LOOK AT OUR SPECTACULAR 3D VIRTUAL TOUR!

In brief the property comprises: Entrance porch, Hallway, Snug, Open plan Kitchen-Dining-Living, guest WC, Utility Room, Landing, 4 bedrooms including main bedroom with ensuite, and Family Bathroom. Double glazing and central heating throughout.

Cuddington and neighbouring Sandiway offer a range of local facilities including primary schools, a range of shops, post office, doctor's surgery and library. As well as country walks along the Whitegate Way and through Delamere Forest. The location is ideal for those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. There are also rail connections, Cuddington is on the Manchester line and Hartford is on the Liverpool to Crewe line.



Open House East Cheshire



GROSS INTERNAL AREA
 FLOOR 1: 739 sq ft, FLOOR 2: 672 sq ft
 EXCLUDED AREA: PATIO: 917 sq ft
 TOTAL: 1411 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

