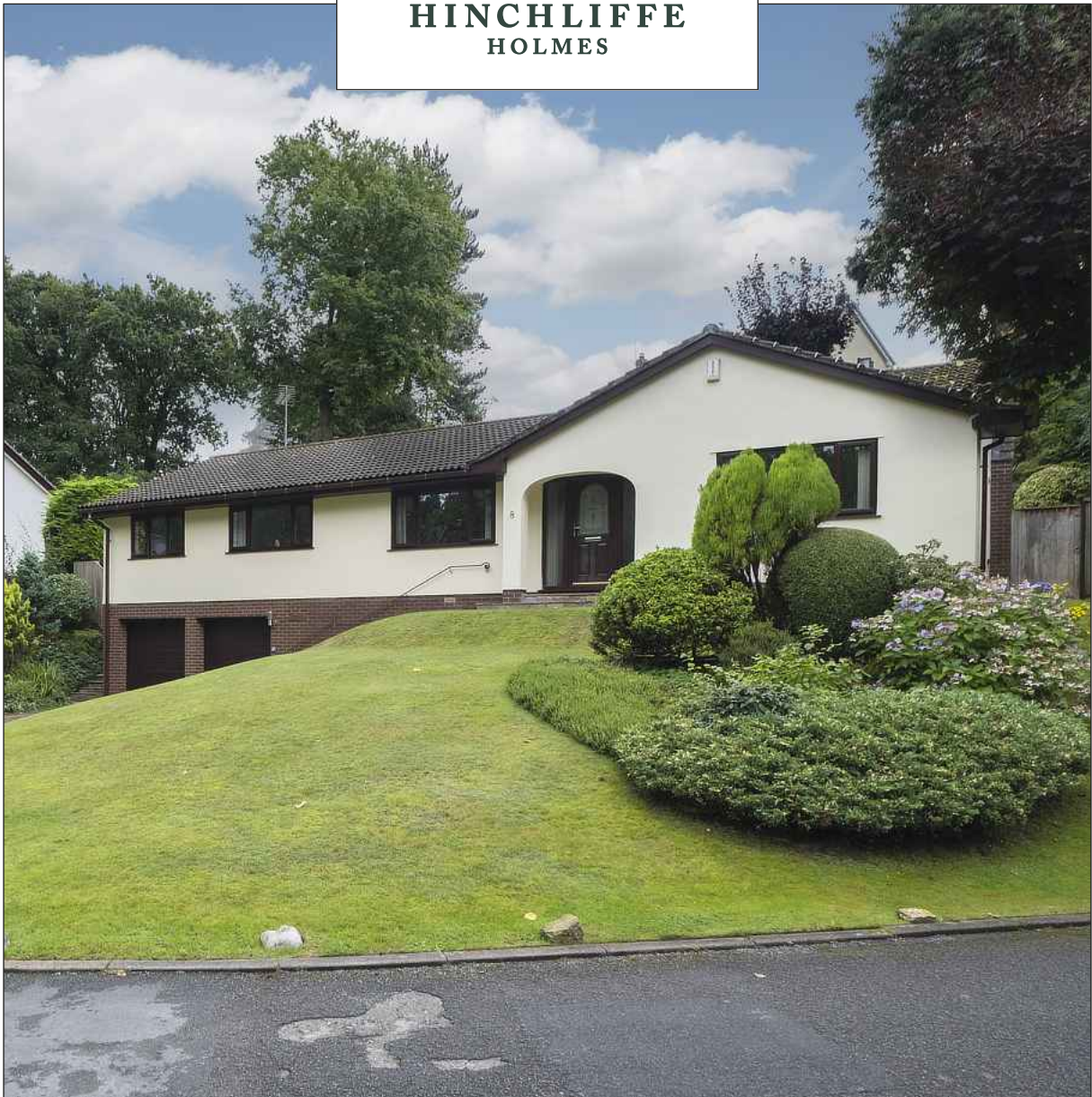


HIGHFIELD

8 The Chines | Delamere Park | Cuddington | CW8 2XA



HINCHLIFFE
HOLMES



Situated in an elevated position on a quiet cul-de-sac location, an immaculately presented detached family home with superb flexible accommodation throughout. Beautifully landscaped tiered private gardens, driveway providing off road parking and double garage.



HIGHFIELD

Situated in an elevated position on a quiet cul-de-sac location, an immaculately presented detached family home with superb flexible accommodation throughout. Beautifully landscaped tiered private gardens, driveway providing off road parking and double garage.

The property is located on the desirable Delamere Park development which is surrounded by beautiful open countryside and offers its own private resident's facilities:-

- Well-equipped and landscaped children's play area.
- Tennis and Squash courts and Youth Club.
- Swimming Pool.
- Function room with Bar and Lounge Bar.

LOWER GROUND FLOOR

Garage

GROUND FLOOR

Entrance Hall

Lounge

Dining Hall

Study

Breakfast Kitchen

Utility Room

WC

Bedroom One - En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

The area is perfect for the business traveller as the A49 and A556 can be accessed in less than five minute's drive and connects to the motorway networks where many major commercial centres can be reached on a daily basis, such as Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In the nearby village of Cuddington there is a railway station (Manchester to Chester line) and local shops for essential needs. Rail links to London are accessible via Hartford Station which goes to Crewe Station for the connection. The nearest town is the market town of Northwich which provides a comprehensive range of national chain stores including a recently built Waitrose supermarket and retail outlet.

OUTSIDE

Parking

Gardens





























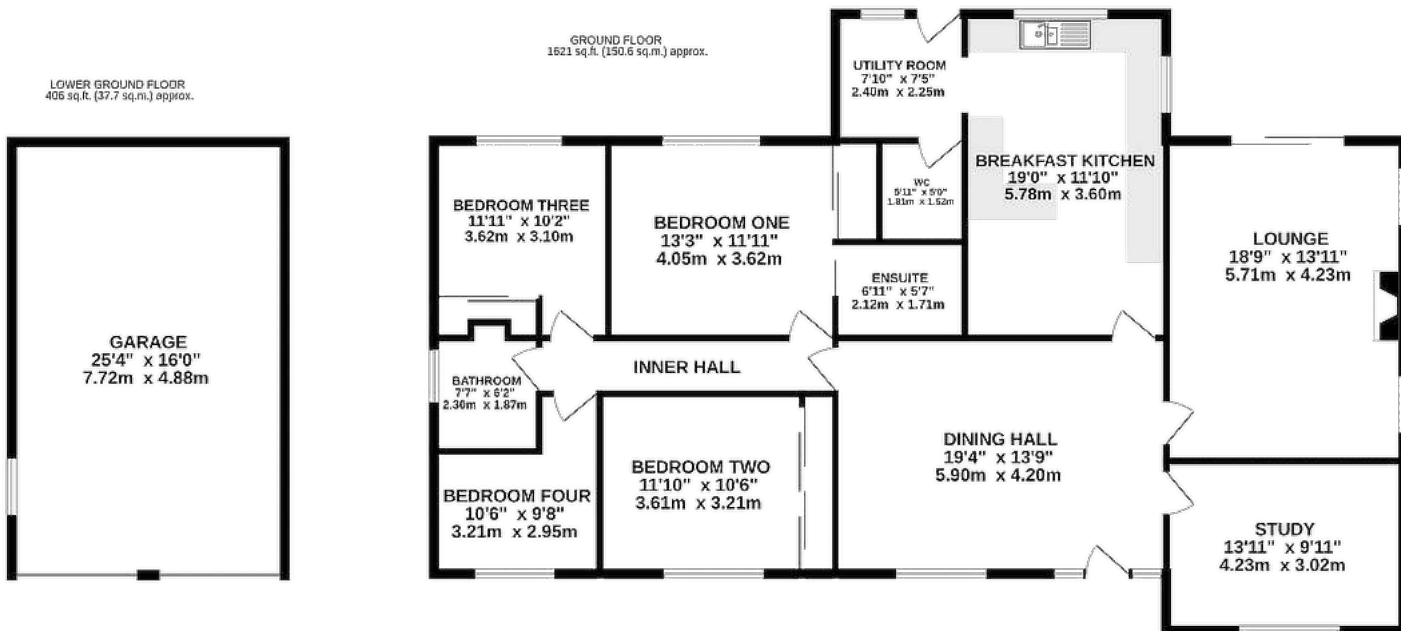












TOTAL FLOOR AREA : 2026 sq.ft. (188.3 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

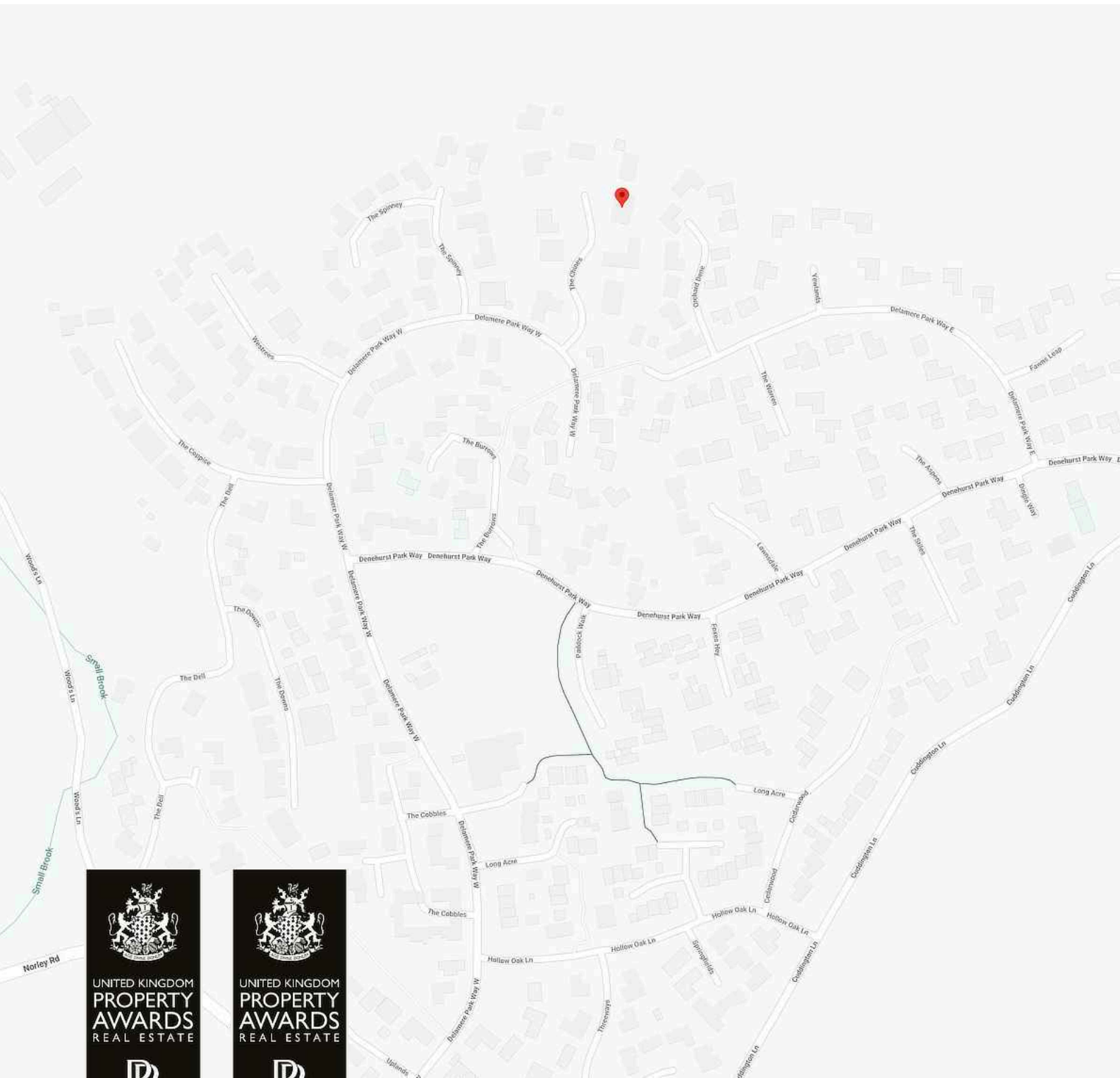

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AUTHORIZED DEALER
PELA WOOD

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SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
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Ben Hinchliffe

2022-2023



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& NORTH WEST**

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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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