



HINCHLIFFE  
HOLMES



43 GRANGE ROAD



**GROUND FLOOR**

Entrance Hall  
Lounge-Dining Room  
Kitchen

**FIRST FLOOR**

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

**OUTSIDE**

Stores  
WC  
Parking  
Gardens

# 43 GRANGE ROAD

Cuddington | CW8 2QT

Situated in a popular sought-after quiet location in Cuddington, a beautifully presented three bedroom family home with superb flexible accommodation throughout. Further benefits include landscaped private garden, driveway providing off road parking and outside store.

Cuddington, along with its neighbouring village of Sandiway both offer a range of local facilities including primary schools, a range of shops, wine store, a well attended parish church, post office, doctors surgery and library.

Leisure facilities include tennis courts and a bowling green and for golfing enthusiasts, courses can be found on Delamere, Sandiway and Whitegate. The area offers pleasant country walks along the Whitegate Way and Delamere Forest is easily accessible. The location is favoured by those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. Alternatively there are rail connections at Cuddington on the Manchester line and at Hartford on the Liverpool to Crewe line.

















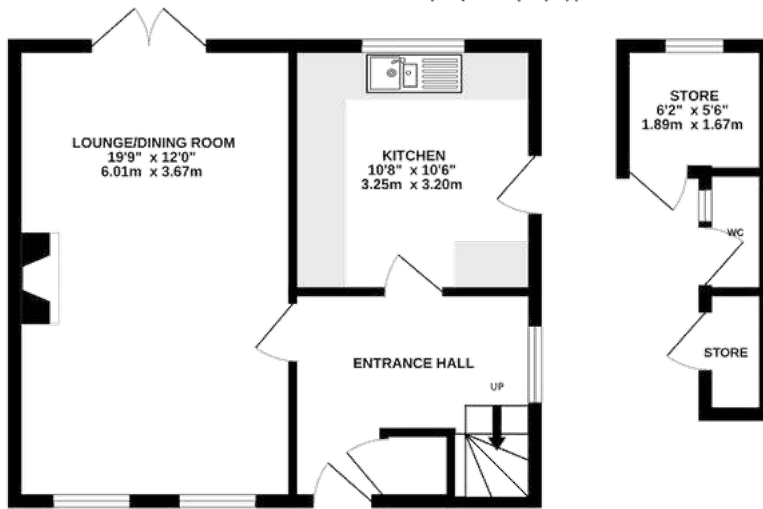




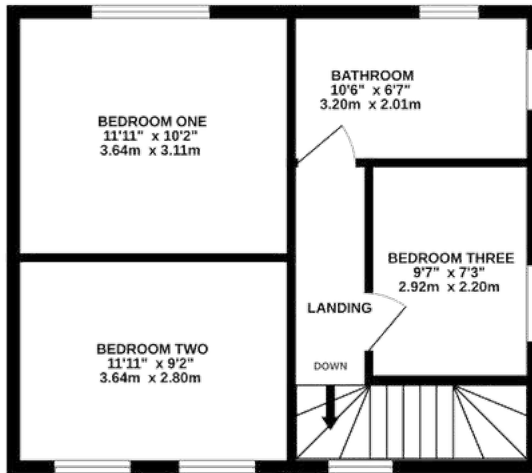




GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band B.

#### 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.




**UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE**




**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hinchliffe Holmes

**2021-2022**




**UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE**




**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENT  
CHESHIRE  
Ben Hinchliffe

**2022-2023**



**UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE**



**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hinchliffe Holmes Ltd

**2022-2023**



**UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE**

★★★★★

BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hinchliffe Holmes

**2023-2024**



**The Negotiator  
Awards 2022**  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS

# 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**

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG  
01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ  
01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)