



Marl Close | Cuddington | CW8 2WR

EDWARD
melior



Features

- A 4 bed 2 bath end town house
- Lounge, conservatory and fitted kitchen
- Gas central heating & PVCu double glazed
- Designated car parking and secluded garden
- End of cul de sac in a favoured location

A spacious three-storey end town house, ideal as a family home thanks to both its generous size and convenient location. Built in 2002, the property offers flexible living with four bedrooms, allowing rooms to be adapted to suit a variety of needs such

as home working or guest space. Benefits include gas central heating and PVCu double glazing. The ground floor comprises an entrance hall cloakroom, lounge, large conservatory, and a fitted kitchen. On the first floor there are two bedrooms and a family

bathroom. The second floor provides the master bedroom with en suite and a further bedroom. Externally, the property benefits from designated off-road parking and a mature secluded rear garden, offering a pleasant outdoor space.

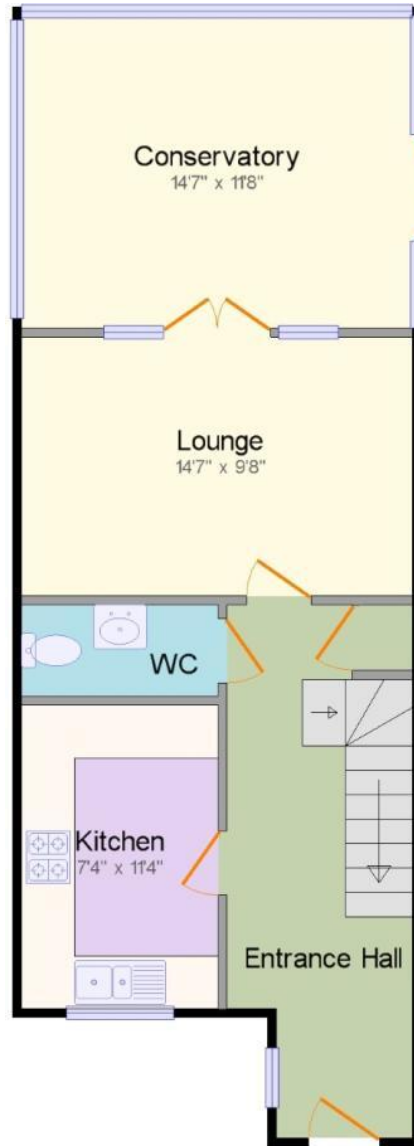


The property occupies a splendid position within a cul de sac and yet is close to all the excellent village amenities this location has to offer. Always worth a visit are Cuddington and Sandiway community playing fields less than 10 minutes walk with pavilion, children's play area, green space and tennis club. There are a two parades of shops for essential needs, library and dentist. Local beauty spots include Whitegate Way and Delamere Forest. Schools for all ages are available with 2 primary schools in the area and Weaverham High school just a 5 minute drive. For business or leisure travel, there is easy access to the A49 which connects directly with the motorway network giving access to several commercial centres in the north west. Cuddington railway station is a 2 minute walk and is on the Manchester to Chester line.

SERVICES: All main services are connected. **TENURE:** The property is Leasehold with a perpetual lease over 999 years and 976 years remaining. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band E – Energy Efficiency Rating TBC

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Ground Floor



1st Floor

2nd Floor

Important Information

- Council Tax Band: E
- Tenure: Leasehold
- Years Remaining on the Lease : 976 Years

EPC Rating

10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.