



**Moss Lane, Cuddington Northwich CW8 2QB**

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## **Moss Lane,Cuddington Northwich**

Found within the highly sought after village of Cuddington and set within a desirable location and development close to local amenities and Schooling. Occupying a generous plot having a block paved driveway and a large mature rear garden In need of modernisation and updating throughout.



## **Entrance Porch**

Front door with obscured window lights, obscured windows.

## **Reception Hall**

Having a double glazed front door, radiator, under stairs storage cupboard, stairway to the first floor.

## **Cloakroom Wc**

A two piece suite comprising vanity wash hand basin and a low level W.C, splash back tiling, obscured window.

## **Living Dining Room**

19' 6" extending to 14' " x 10' 2" ( 5.94m extending to 4.27m x 3.10m )

Having a front aspect double glazed window, radiator, Adam style fireplace house a coal effect electric fire, power point.

## **Garden Room**

13' 6" x 9' 8" ( 4.11m x 2.95m )

A timber lean-to garden room, windows overlooking the rear garden, door to the garden, electric storage heater.

## **Kitchen**

12' 6" x 9' ( 3.81m x 2.74m )

Fitted with a range of wall mounted and base level units having rolled work top surfaces incorporating a stainless steel sink and drainer. Cooker point, plumbing for a washing machine, space for a fridge freezer, rear aspect double glazed window, part tiled walls and tiled effect flooring. double glazed door giving access to the side.

## **First Floor Landing**

Front aspect double glazed window, loft access.

## **Bedroom One**

14' 7" x 9' ( 4.45m x 2.74m )

Rear aspect double glazed window, radiator, power points.

## **Bedroom Two**

11' x 10' 2" ( 3.35m x 3.10m )

Having a front aspect double glazed window, radiator, power points.

## **Bedroom Three**

11' x 10' 2" ( 3.35m x 3.10m )

Rear aspect double glazed window, radiator, power points.

## **Shower Room**

A two piece suite comprising walk-in shower cubical with integral shower and shower head, pedestal wash hand basin, tiled walls, front and side aspect obscured double glazed windows, radiator, cupboard housing the gas boiler.

## **Separate Wc**

Having a low level W.C.

## **Externally**

The property occupies a generous large mature plot having a spacious block paved driveway, shailed garden areas, walled and hedgerow lined borders, gated access to the side having a pathway to the rear. The rear offers a large garden, having an array of fenced and hedgerow lined borders, mature trees, paved steps and walkways, paved patio seating area, flower bed borders, lawned garden areas, and a further garden to the rear with mature trees and hedgerow borders.

## **Integral Garage**

16' x 8' 2" ( 4.88m x 2.49m )

Having wooden front doors, power and lighting, side window and door,



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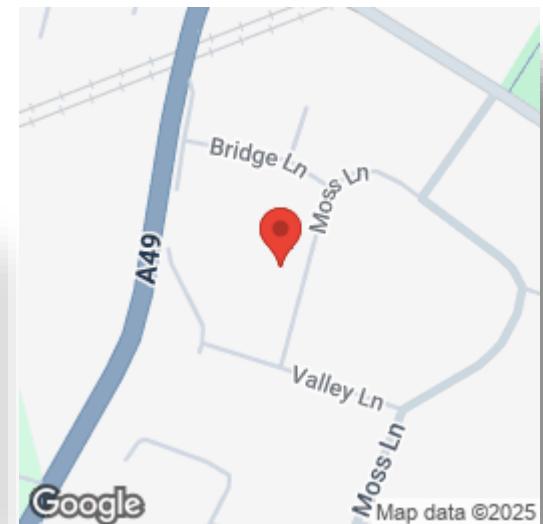
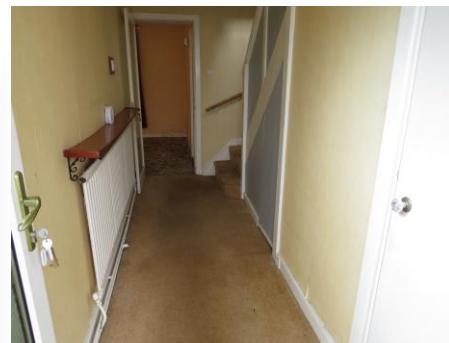
## Moss Lane, Cuddington Northwich

- Highly sought after village of Cuddington
- In need of modernisation and updating throughout
- Council Tax Band D
- Desirable position close to amenities and Schooling
- Generous mature plot, large rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£310,000**



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