



**53 Sandown Crescent, Cuddington, Northwich, Cheshire, CW8
2QN
£425,000**

A beautifully presented four-bedroom family home offering spacious and versatile accommodation across two floors. The ground floor features a welcoming entrance hall, generous open-plan kitchen/diner, comfortable lounge, utility room, downstairs shower room and useful conservatory with direct access to the garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with separate dressing room and fitted wardrobes, plus a modern family bathroom. The loft is currently used as a home office. Externally, the property benefits from ample off-road parking, a garage with power and a landscaped south-facing rear garden arranged over multiple levels, featuring lawned and raised seating areas ideal for outdoor dining and entertaining. A superb family home combining practical living space with attractive outdoor areas.

Accommodation

Ground Floor

Entrance Hall

Welcoming entrance hall providing useful understairs storage, with attractive herringbone wood-effect flooring. The hall provides access to the kitchen/diner and stairs rising to the first floor.

Kitchen/Diner - 27'0" × 7'1" max

A spacious open-plan kitchen/diner fitted with a range of base and wall units, complemented by quartz worktops and a ceramic sink. The room benefits from attractive herringbone wood-effect flooring, a window overlooking the rear elevation and access to the downstairs shower room, utility room and conservatory, while also leading through to the lounge.

Lounge - 17'5" × 11'2"

A well-proportioned reception room featuring attractive herringbone wood-effect flooring, providing a comfortable and versatile space for family living and entertaining. Window overlooking the front elevation.

Downstairs Shower Room

Fully tiled shower room comprising a shower cubicle with glazed screen, WC with integrated wash hand basin, chrome heated towel rail and resin flooring.

Utility Room

Fitted with a range of base and wall units, plumbing and space for a washing machine and tumble dryer, with a door providing access to the rear garden.

Conservatory - 9'0" × 8'7"

A useful additional reception space featuring double-glazed windows and doors leading directly to the rear garden.

First Floor

Landing

The spacious landing provides access to all four bedrooms and the family bathroom, with stairs leading to the loft space.

Bedroom One - 11'6" × 10'10" max

A well-proportioned double bedroom with a window overlooking the rear elevation and radiator. The room benefits from access to a separate dressing room, complete with fitted wardrobes and three drawers.

Bedroom Two - 8'2" × 15'6" max

A generous bedroom with a window overlooking the front elevation and radiator.

Bedroom Three - 11'0" × 8'4" max

A bright bedroom with a window overlooking the front elevation and radiator. The room also benefits from built-in storage suitable for wardrobe use.

Bedroom Four - 8'4" × 7'8" max

A further bedroom with a window overlooking the rear elevation and radiator.

Family Bathroom - 8'4" × 5'4" reducing to 7'11" × 5'1" max

A modern, fully tiled family bathroom comprising a walk-in shower with glazed shower screen, wash hand basin, WC and freestanding bath. The room benefits from an LED mirror and two windows overlooking the rear elevation.

Loft Space

The landing provides access to the loft space, which is currently utilised as an office.

Externally

Front

To the front of the property is ample off-road parking, together with access to the garage, providing useful additional storage and benefiting from an electrical supply. An external water tap is also provided.

Rear

The south-facing rear garden is thoughtfully landscaped and arranged over multiple levels. A central raised seating area provides an ideal space for outdoor dining and entertaining, with steps leading up to a lawned area at the top of the garden. The garden offers a good combination of lawn and seating areas, creating a versatile and attractive outdoor space.

EPC RATING D



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