

9 B A L M O R A L  
C L O S E  
C U D D I N G T O N

*Discover the perfect blend of modern versatility and village charm at 9 Balmoral Close. Tucked away in a quiet, sought-after corner of a unique residential estate historically the site of the village's old yogurt factory this impressive four-double-bedroom detached home has been thoughtfully reimagined and recently redecorated to provide a "ready-to-move-in" experience for the growing family*



SIGNATURE  
PROPERTY PARTNERS

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G U I D E P R I C E

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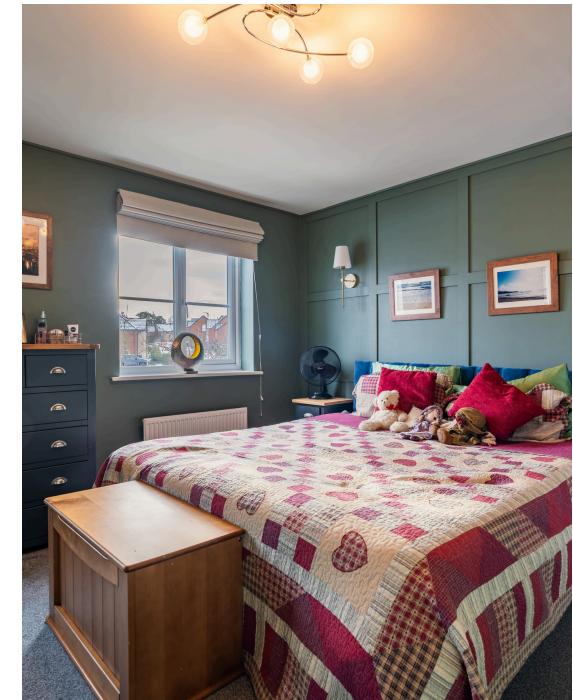
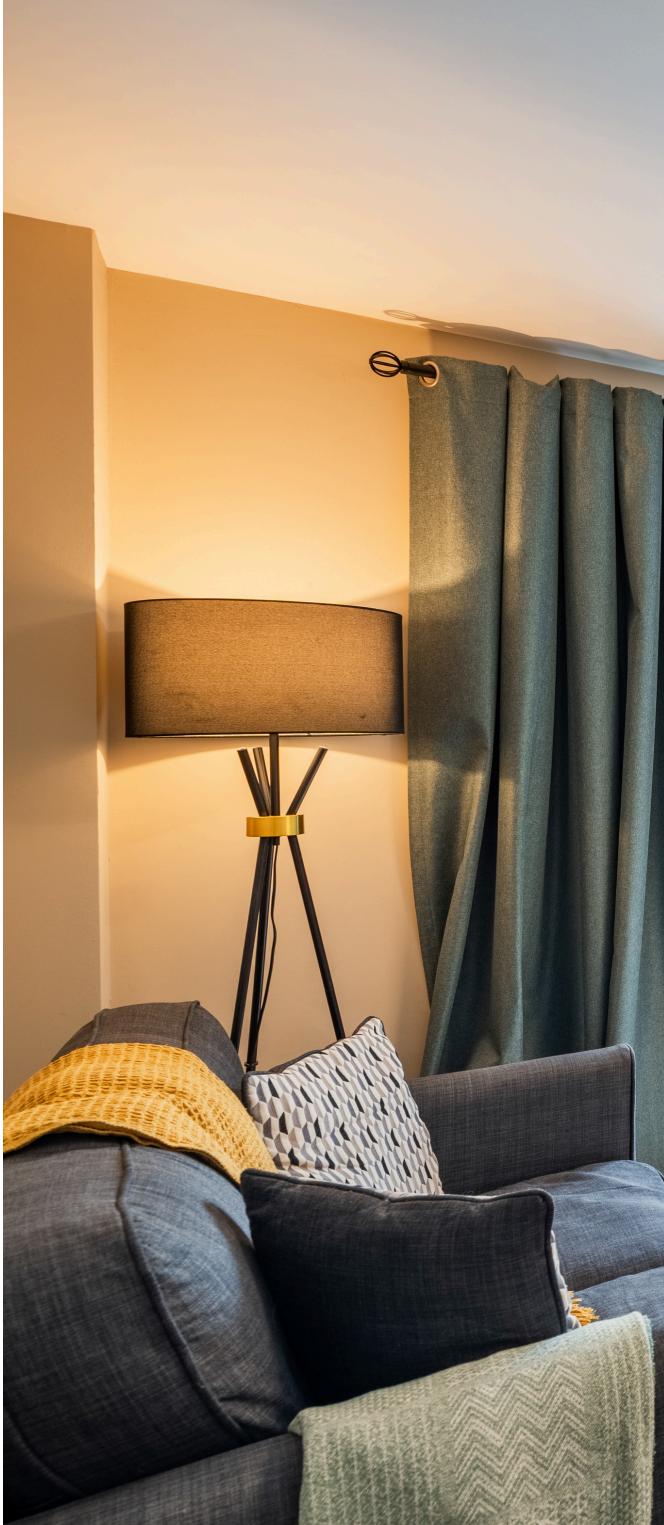


4 B E D



2 B A T H

Signature Property Partners



The current owners have expertly configured the ground floor to meet the demands of 21st-century life. Upon entering, you are greeted by a dedicated home office, perfect for those who work remotely. To the front of the home, a bright and spacious play area provides a safe haven for children's toys and activities, keeping the rest of the home clutter-free.

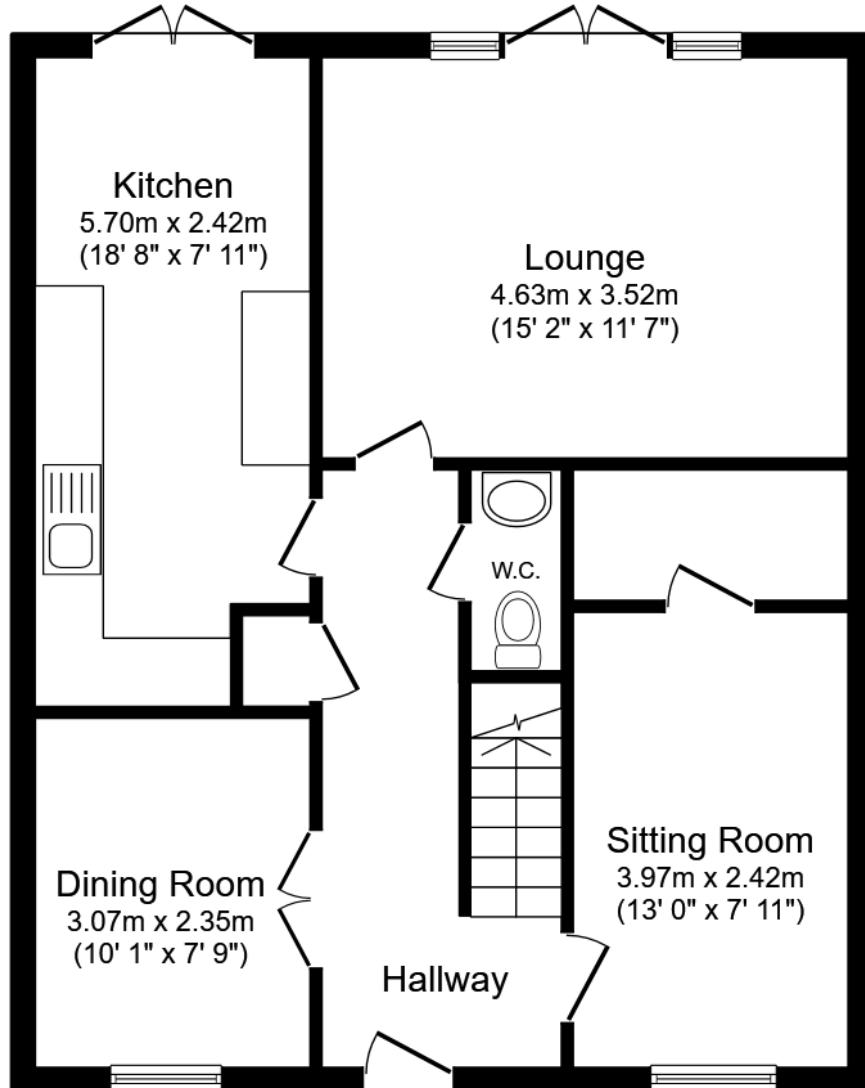
The heart of the home lies at the rear, where the stylish kitchen and inviting lounge overlook the private garden. This layout creates a seamless flow for evening relaxation or weekend entertaining. A convenient downstairs cloakroom/WC completes the ground floor.

Moving upstairs, the sense of space continues. Unlike many modern homes, this property boasts three genuine double bedrooms, The Master featuring its own private en-suite shower room, and a contemporary family bathroom. Cuddington is more than just a place to live; it's a community. Known for its leafy streets and friendly atmosphere, the village offers a superb quality of life.

- Education: The property is ideally located for families, falling within the catchment area of highly-regarded local primary schools.
- Amenities: You are just a short stroll from local shops, a post office, and charming village pubs.
- Connections: For the commuter, Cuddington is a hidden gem. The village railway station provides direct links to Chester and Manchester, while the nearby A556 offers easy access to the M6 and M56 motorway networks.

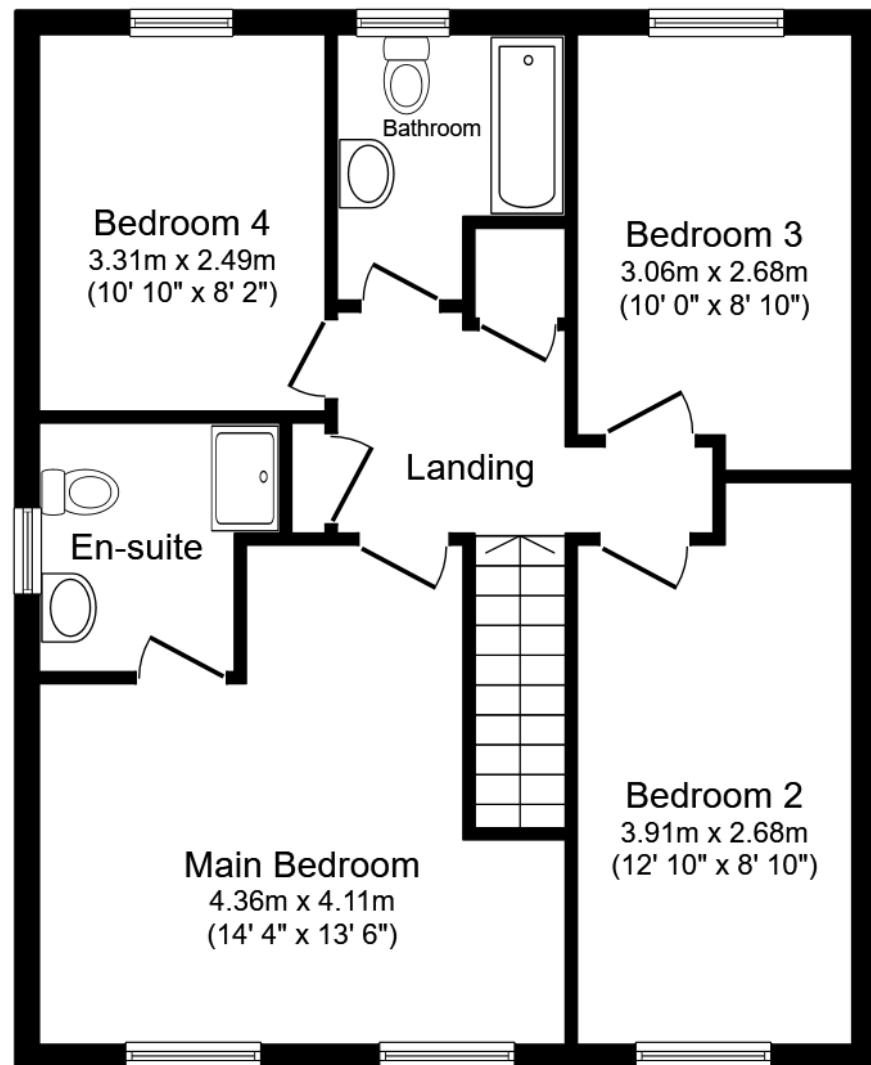


Rarely do you find a home that balances the practicalities of modern working life with such a warm, family-friendly atmosphere. From the quiet cul-de-sac setting to the proximity of the village's best schools, this is a property where your family can truly settle and grow. Your new life in the heart of Cheshire starts here. Call now to book your appointment.



**Ground Floor**

Floor area 63.4 sq.m. (683 sq.ft.)



**First Floor**

Floor area 63.4 sq.m. (683 sq.ft.)

Total floor area: 126.8 sq.m. (1,365 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)