

Bridge Close | Cuddington | CW8 2PZ

EDWARD mellor

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Asking Price £330,000







Features

- Recently redeveloped dormer bungalow
- New quality fixtures and fittings throughout
- 3 bedrooms and 2 bathrooms
- Generous mature plot of 0.12 acre
- Chain free sale

NO ONWARD CHAIN. This spacious semi-detached dormer bungalow has been beautifully redeveloped, featuring a superb partial loft conversion and an extensively improved layout. The property benefits from gas central heating with a recently serviced combi boiler, certified rewiring, replumbing, new flooring and carpets where fitted, together with new sanitary fittings and porcelain tiling. The versatile accommodation comprises an entrance hall, impressive 21ft open-plan living room and kitchen with new integrated appliances, utility room, shower room and two bedrooms or one as a home office. To the first floor is a 3rd bedroom with en-suite bathroom. Externally, the property occupies a mature plot extending to about 0.12 of an acre, with a garage measuring 16ft x 8ft, excellent private driveway parking and a mature rear garden. An excellent opportunity to acquire a substantially improved home in a desirable village setting.







The property occupies a splendid position within a quiet and small cul de sac. Part of a desirable location and near to all the excellent village amenities. Always worth a visit are Cuddington and Sandiway community playing fields with pavilion, children's play area, green space and tennis club. There are a two parades of shops (one just a minute walk away) 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 5 minute walk and is on the Manchester to Chester line.

SERVICES: All main services are connected. TENURE: The property is Freehold: None of the services or fittings have been tested. Buyers should obtain their own independent reports. ASSESSMENTS: Cheshire West and Chester Tax Band C – Energy Efficiency Rating D



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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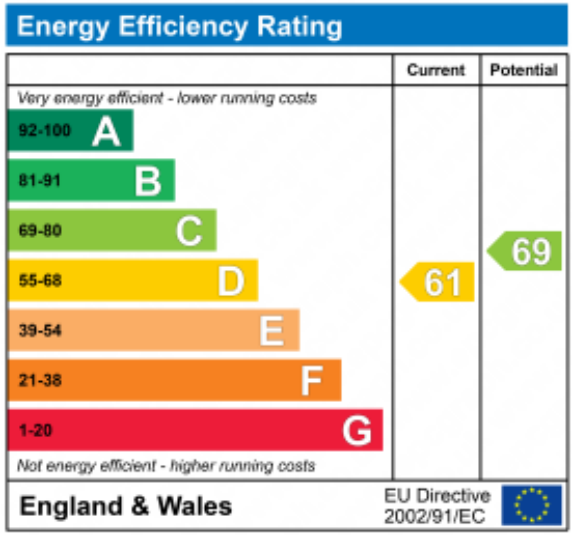
Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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

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