



CHESHIRE  
LAMONT

East Lane, Cuddington, Northwich

# East Lane, Cuddington, Northwich, CW8 2QQ

This extended three bedroom semi-detached property is situated on an established development and benefits from a large rear garden overlooking woodland.

- Extended three bedroom semi-detached property
- Conveniently situated within walking distance of everyday shopping facilities
- Large rear garden overlooking woodland to the rear

## Location

The property is conveniently situated less than half a mile from shopping facilities and primary school along with a train station. Alternatively, there are more comprehensive everyday shopping facilities in Hartford with train station giving access to London Euston. Northwich is 5 miles which offers a larger range of shopping facilities including the national supermarket chains.

## Accommodation

An enclosed entrance porch gives access to the **Reception Hall**. This is finished with a tile floor, has a staircase rising the first floor and gives access to the Study and Living Room. The **Study 3.2m x 2.1m** has a large picture window overlooking the front, as does the **Living Room 4.1m x 3.4m** which is fitted with a log burning stove and finished with an oak veneer floor. The Living Room gives access to the **Kitchen/Diner** at the rear **5.5m x 3.2m**. The Kitchen is fitted with shaker style wall and floor cupboards with a worksurface extending into a peninsular unit creating a breakfast bar. Appliances include a four-burner gas hob, double oven and microwave. There is also a built-in shelved pantry cupboard.

The Dining Area can accommodate an 8/10 person dining table and has bifold doors opening onto a covered patio area with the gardens beyond. The Kitchen gives access to a **Utility Room 2.5m x 2.1m** with **Bathroom** off and versatile **Playroom/second Home Office 2.4m x 2.2m**. The Utility provides space for washing machine and tumble dryer along with additional storage and is plumbed for a dishwasher. The Bathroom is fitted with a large bath contemporary stone wash handbasin set upon a washstand with cupboards beneath, tile floor and low level WC.



### First Floor

To the first floor, there are three Bedrooms and Shower Room with separate WC. **Bedroom One 4.1m x 3.1m** overlooks the front and includes fitted wardrobes and cupboards. **Bedroom Two 3.3m x 3m** overlooks the rear garden. **Bedroom Three 2.8m x 2.1m** overlooks the front. The **Shower Room** is fitted with a large shower facility with fixed shower screen, wall mounted wash hand basin with drawer units beneath, heated towel rail and a tiled floor with a separate WC adjacent.

### Externally

To the front of the property, there is a driveway laid to brickette setts, this provides off-road parking along with a low maintenance gravel front garden. Access can be taken along the side of the property to the rear garden which includes a **4.4m x 2.4m covered patio area** which can be directly accessed from the Kitchen/Diner with a **further large patio beyond 7.2m x 5.5m** which leads onto an extensive lawned garden area with stocked borders and a mature magnolia. The gardens benefit from an attractive outlook backing onto woodland.

### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

### Viewing

Via Cheshire Lamont's Tarporley office.

### Directions

#### What3Words: strutted.cricket.rising

From the Shell garage on the A49/A556 traffic lights at Sandiway head towards Hartford and Northwich, turning left after half a mile just prior to the traffic lights onto Weaverham Road. After a further half a mile turn left into East Lane, follow the road and the property will be found on the right hand side just prior to the T junction.

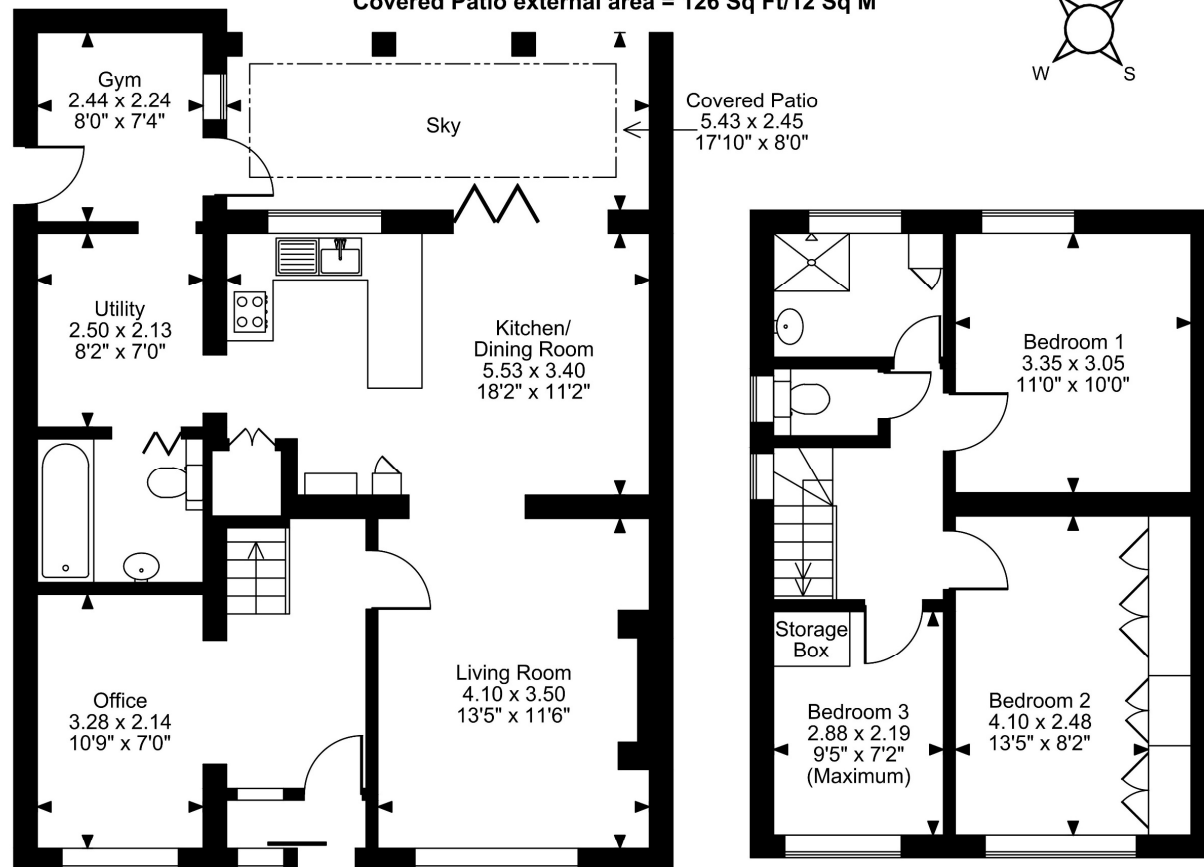
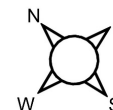


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area  
1174 Sq Ft/109 Sq M  
Covered Patio external area = 126 Sq Ft/12 Sq M



Ground Floor

First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687554/PJA

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441