



Moss Lane | Cuddington | CW8 2QF

EDWARD
mellor



Features

- Superbly extended semi-detached family house
- 3 reception rooms, 4 bedrooms, 2 bathrooms
- Garage and large mature rear garden
- In a sought-after village location
- Walking distance of all village amenities

An extended semi-detached home offering a surprisingly spacious and flexible layout which is considerably larger than its external appearance would suggest. An internal inspection is strongly recommended, with the floor plan providing a useful guide to the layout. The property benefits from

gas central heating and PVCU double glazing and comprises entrance hall, lounge, family room, fitted kitchen with additional area sun room, utility room and convenient WC. To the first floor is a master bedroom with dressing room and en-suite shower room, three further bedrooms and a family

bathroom. Outside, a driveway provides off-road parking and leads to a garage, whilst to the rear is a superbly sized garden offering an excellent degree of privacy and seclusion. A versatile family home with generous accommodation and a particularly impressive plot.



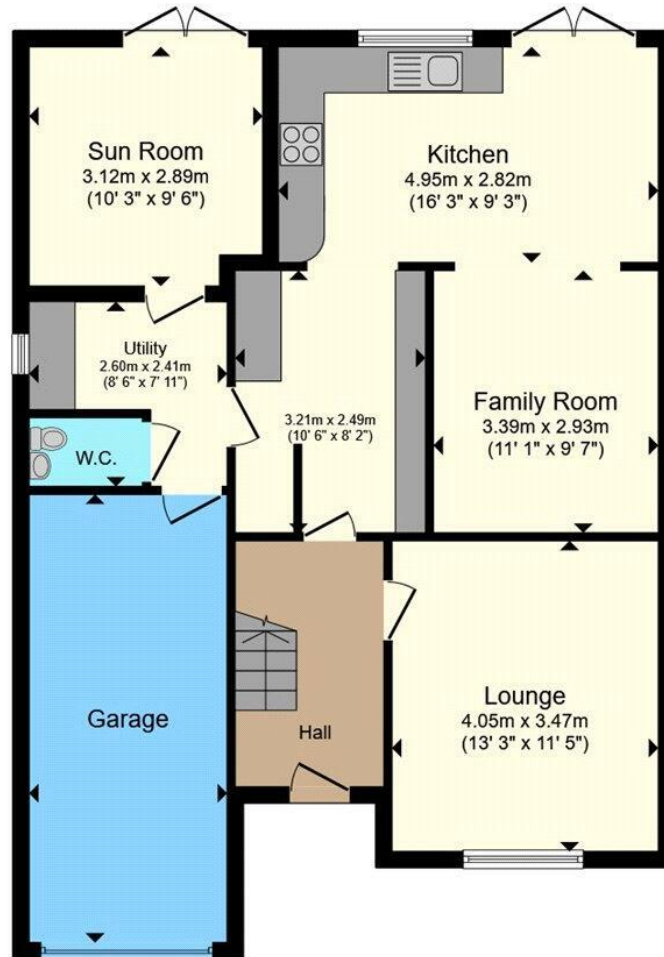
The property occupies a splendid position within this desirable location and is near to all the excellent village amenities. Always worth a visit are Cuddington and Sandiway community playing fields with pavilion, children's play area, green space and tennis club. There are a two parades of shops for 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 C

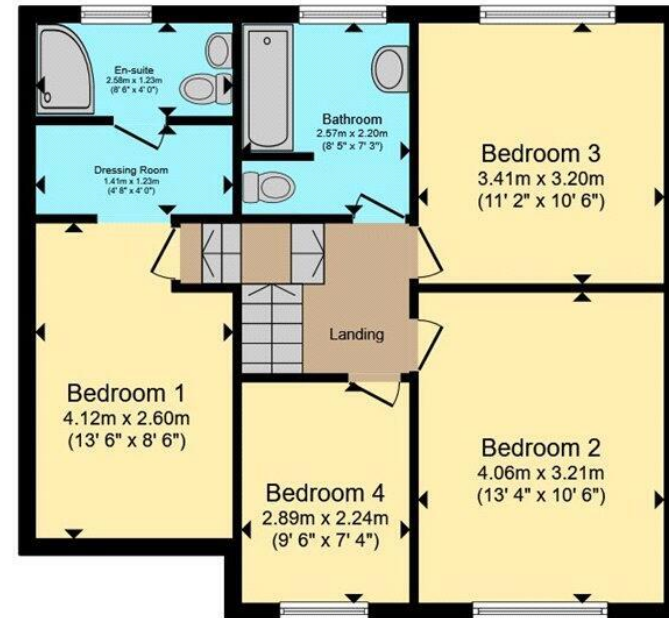


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Ground Floor



First Floor

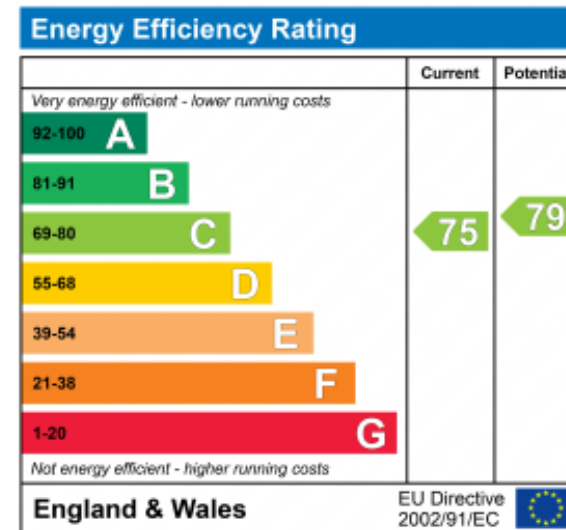
Total floor area 146.9 m² (1,581 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 PropertyBox

Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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