



Boundary Lane South | Cuddington | CW8 2PE

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- A semi detached family house
- Impressive extended lounge/diner
- Three well proportioned bedrooms
- Garage and excellent off road parking

This well-presented semi-detached family home is offered with no onward chain and benefits from gas central heating with combi boiler installed 2021 and PVCu double glazing. The ground floor comprises a most welcoming entrance hall with built in

cloaks and convenient W.C, kitchen with integrated oven and hob, utility room and with an extended spacious lounge with dining area. To the first floor are three excellent sized bedrooms and a shower room. The house has a garage and driveway

giving off-road parking. To the rear is a secluded garden, offering a private outdoor space perfect for relaxing or entertaining. An opportunity to acquire a well-proportioned home in a family environment.

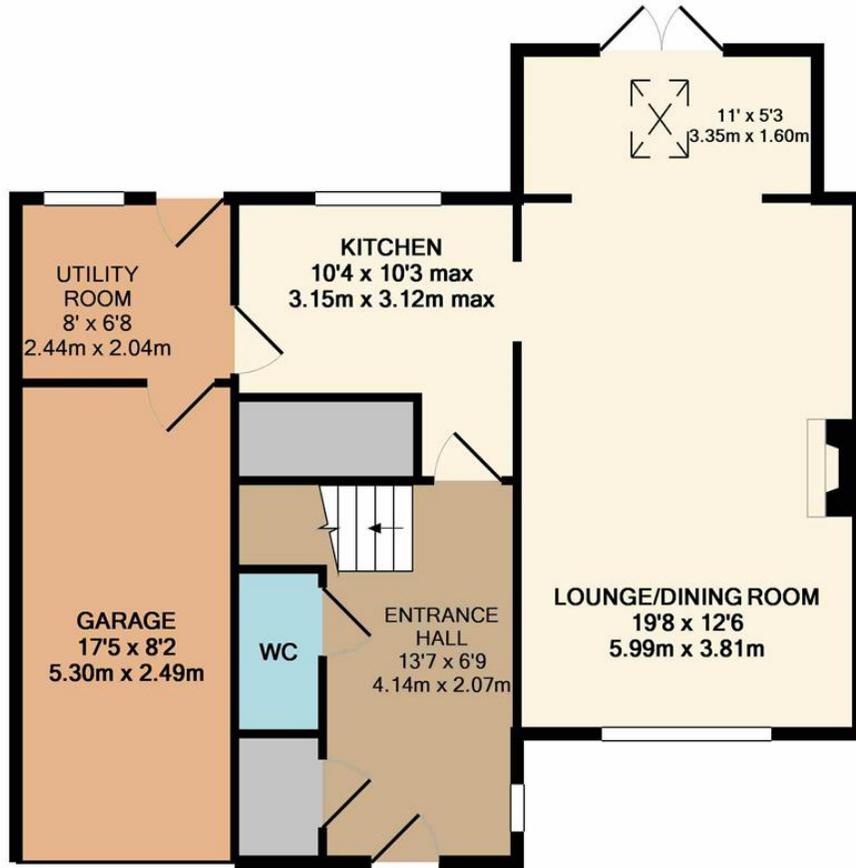


The house forms part of an extremely popular and well established location and is within a 50 yard walk of the highly rated Cuddington Primary School and just 2.6 miles away is Weaverham High School. Also within 50 yards and for younger children there is an excellent play area. Just a short walk will lead to a parade of local shops for daily needs which includes a library and dentist. For commuting and inside a minutes drive is access to both the A49 and A556 which both connect to the motorway network and several major commercial centres throughout the north west. In contrast and nearby is lovely open countryside with Kennel Woods leading to the delightful Whitegate Way ideal for walks and cycle rides. The scenic Delamere Forest is 3.9 miles away.

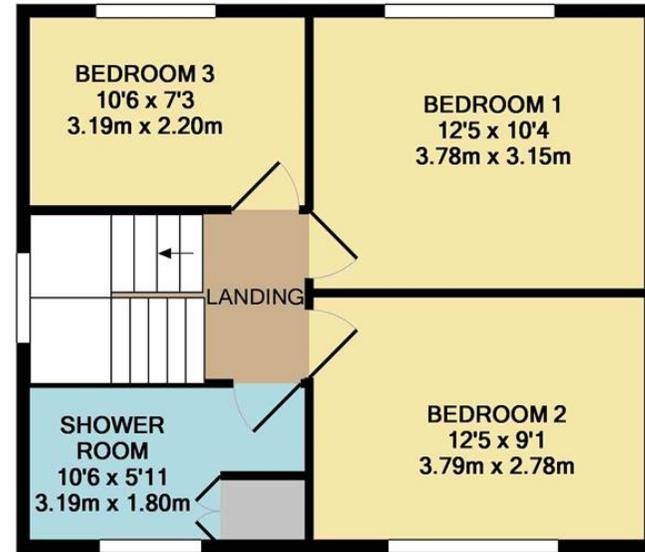
SERVICES : Mains water, gas, electricity and drainage. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Council Tax Band B - Energy Efficiency Rating Band C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.5 SQ.M.)

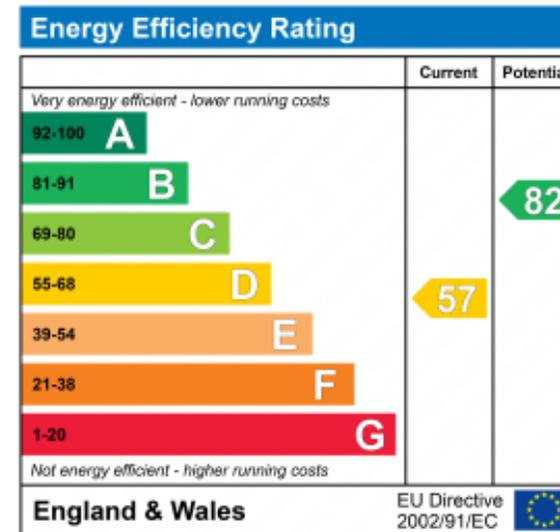
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Made with Metropix ©2019

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.