



Boundary Lane South | Cuddington | CW8 2PE

EDWARD  
mellor



## Features

- WITH NO FORWARD CHAIN
- A spacious 3 bedroomed family house
- Excellent off-road parking and gardens
- Attractive fitted kitchen with appliances
- Great location near to many amenities.

READY TO MOVE INTO - A superbly presented 1950s built three-bedroom home, offered to the market for the first time in 48 years and available with no onward chain. The property features gas central heating with combi boiler, majority PVCu double glazing, and a spacious fitted kitchen with integrated

appliances and granite work surfaces. An attractive lounge/diner provides a comfortable living space, while the upgraded bathroom with shower adds contemporary convenience. Outside, the home benefits from a brick paved driveway for 2 vehicles and enclosed, mature gardens with a large useful

store offering privacy and room to relax. An ideal opportunity to personalise and create a wonderful family home. Summary - refer to floor plan - welcoming porch/ hall, lounge/ diner, kitchen, three bedrooms of excellent size, bathroom and separate W.C.



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 opposite 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.

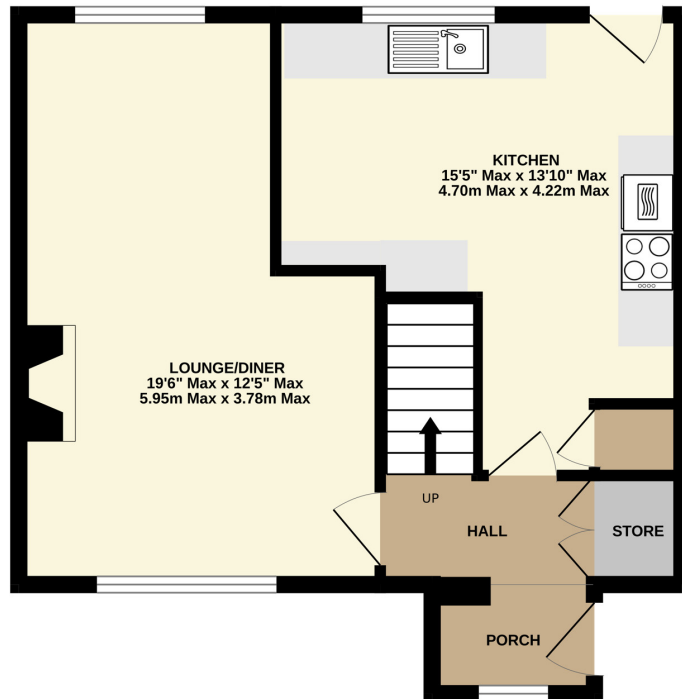
**SERVICES :** Mains water, gas, electricity and drainage. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Council Tax Band B -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



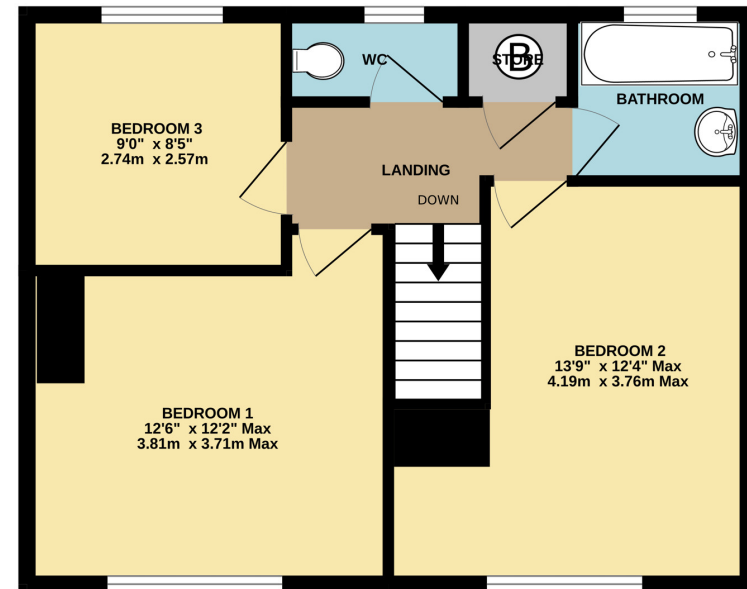
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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: B
- Tenure:Freehold

## EPC Rating

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*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.*