



39 Grange Road, Cuddington, Northwich, CW8 2QT



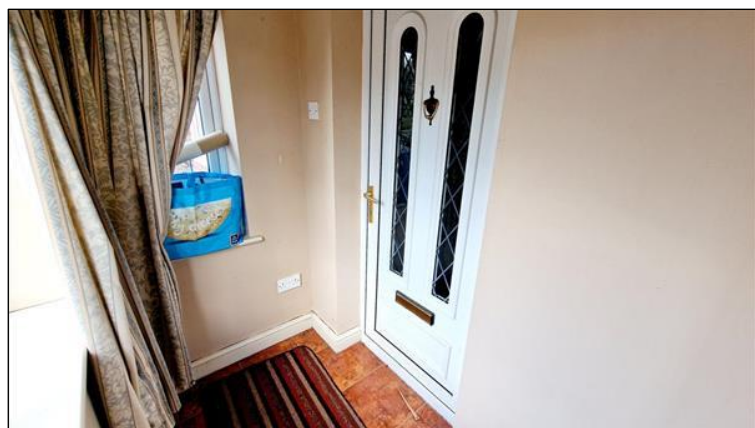
FREEHOLD AND NO ONWARD CHAIN... IN NEED OF SOME COSMETIC IMPROVEMENTS HENCE THE REALISTIC PRICE TAG.

Situated in a popular sought after quiet location in Cuddington is this extended three bedroom family home with superb flexible accommodation throughout. Further benefits include a private rear garden, driveway providing off road parking and a detached brick built garage.

Property comprises; Entrance porch, Hallway, Lounge, Kitchen, Utility, Study/Dining Room/additional bedroom, Landing, Three Bedrooms and Family Bathroom. Externally there is a good size rear garden, driveway and garage.

Cuddington, along with its neighbouring village of Sandiway both offer a range of local facilities including primary schools, a range of local shops, library and parish church. Leisure facilities include tennis courts and a bowling green and for golfing enthusiasts, courses can be found at Delamere, Sandiway and Whitegate. The area offers pleasant country walks along the Whitegate Way and Delamere Forest is easily accessible. The location is favoured by those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. Alternatively there are rail connections at Cuddington on the Manchester line and at Hartford on the Liverpool to Crewe line.

No Chain £185,000



Entrance Porch: 1.85m (6' 1") x 1.01m (3' 4")

Having a uPVC double glazed window to the front side elevation, uPVC double glazed porch door with opaque glass, tiled floor, ceiling light point.

Hallway: 3.17m (10' 5") x 2.61m (8' 7")

With a uPVC double glazed internal main door leading directly into the Hallway, tiled flooring, ceiling light point.

Lounge: 6.22m (20' 5") x 3.62m (11' 11")

Having two uPVC windows to the front elevation, Patio door to the rear, open ornamental fire, ceiling light point.

Kitchen / Diner: 3.28m (10' 9") x 3.16m (10' 4")

With a uPVC window to the rear elevation, fitted with a range of wall and base units with complimentary worktops over, two single electric ovens, one with gas hob, extractor over, stainless steel sink with mixer tap, ceiling light point. Open to utility room.

Utility Room: 2.59m (8' 6") x 1.90m (6' 3")

Having a split barn wooden door and uPVC window to the rear elevation, fitted with a range of wall and base units, tiled floor, ceiling light point.

Study: 3.45m (11' 4") x 2.60m (8' 6")

With a uPVC double glazed window to the front elevation, ceiling light point.

Bedroom one: 3.62m (11' 11") x 2.76m (9' 1")

With a uPVC double glazed window to the front elevation, ceiling light point.

Bedroom two: 3.13m (10' 3") x 2.95m (9' 8")

Having a uPVC double glazed window to the rear elevation, built in wardrobes, tiled floor, ceiling light point.

Bedroom three: 2.92m (9' 7") x 2.18m (7' 2")

With a uPVC double glazed window to the side elevation, ceiling light point.

Bathroom one: 3.15m (10' 4") x 1.95m (6' 5")

Having a uPVC double glazed window to the rear elevation, white suite comprising of a corner bath, separate shower cubicle, low level WC and hand wash basin, heated towel rail, tiled floor, extractor fan, partially tiled walls, ceiling light point.

Rear Garden:

Mainly laid to lawn with pathway leading down the side of the detached brick built garage.









- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE
- LOUNGE
- KITCHEN & UTILITY
- STUDY/PLAYROOM/ADDITIONAL BEDROOM
- SPACIOUS REAR GARDEN
- DETACHED GARAGE & DRIVEWAY
- COUNCIL TAX BAND B

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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