



Wright Marshall
Estate Agents

34 WARRINGTON ROAD, CUDDINGTON,
NORTHWICH CW8 2LW

£389,950



Take off your steel toe capped boots, because you'll be kicking yourself if you miss out on this one! This stunning home has been lovingly renovated and extended over the years and comes to the market impeccably presented and sits on a lovely private gated plot. The accommodation includes: hallway, kitchen, utility room, WC, snug / bedroom four, lounge, dining room and study to the ground floor and three bedrooms, en suite bathroom and family shower room to the first floor. Externally there is a lovely enclosed garden, garage and further storage room. Call us on 01606 41318 to book your viewing!

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Hallway

Accessed via double glazed front entrance door with double glazed window to the side. Radiator. Storage Cupboard.

Kitchen

12'6 x 8'8 (3.81m x 2.64m)

Fitted with a range of wall, drawer and base units with work surfaces above. Integrated dishwasher, fridge freezer and microwave. Space for Range Cooker. Built in recycling bin. Ceramic sink with mixer tap. Inset spotlights. Double glazed window to the front elevation. Two skylights to the front elevation. Door to Utility Room. Wood effect tiled floor. Door to utility room.



Utility Room

Fitted with a base of base units with wooden work surfaces above. Integrated Washing Machine and Tumble Dryer. Cupboard housing boiler. Breakfast bar with wooden counter top. Double glazed window to the front elevation. Double glazed stable style door to the front elevation. Radiator. Inset spotlights. Loft access. Wood effected tiled floor. Doors to WC and Bedroom Four / Snug.



Downstairs WC

Low level WC. Double glazed window to the front elevation. Wooden effect tiled floor. Inset spotlights.

Bedroom Four / Snug

13'7 x 9'6 (4.14m x 2.90m)

Two double glazed windows to the side elevation (one to each side), Radiator, Inset Spotlights.



Lounge

21'9 x 12'9 (6.63m x 3.89m)

Three Double glazed windows to the side elevation (Two to one side and one to the other). Two radiators. Feature fireplace with gas effect wood burning stove. Oak staircase leading to the first floor. Door to Dining Room.



Dining Room

14'2 x 11'4 (4.32m x 3.45m)

Double glazed window to the front elevation. Radiator. Wooden Parquet style flooring. Door to Study.



Study

11'2 x 6'4 (3.40m x 1.93m)

Double glazed window to the side elevation. Radiator.

Landing

Loft access. Doors to all bedrooms and shower room. Radiator. Storage cupboard.

Master Bedroom

14'3 x 12'1 (4.34m x 3.68m)

Double glazed windows to the front and side elevation. Radiator. Door to Ensuite Bathroom.



Ensuite Bathroom

11'3 x 5'9 (3.43m x 1.75m)

Low level WC, vanity wash hand basin, double ended luxurious bath and separate double glass cubicle. Tiled walls and floor. Inset spotlights. Extractor Fan. Porthole style window to the front elevation. Heated towel rail. Wall mounted mirror with storage.



Bedroom Two

13'1 x 7'9 (3.99m x 2.36m)

Double glazed window to the side elevation. Radiator.



Bedroom Three

10'4 x 7'1 (3.15m x 2.16m)

Double glazed window to the side elevation. Radiator.



Shower Room

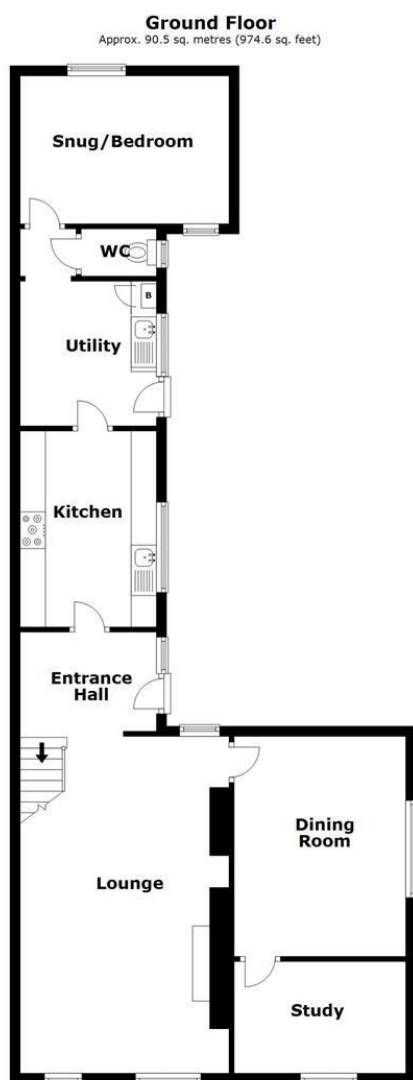
5'6 x 5'0 (1.68m x 1.52m)

Low level WC, wash hand basin and corner shower cubicle. Tiled walls and floor. Inset spotlights. Extractor fan. Heated towel rail. Double glazed window to the front elevation.

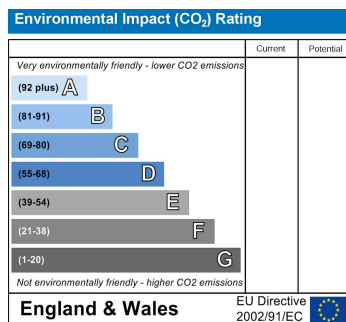
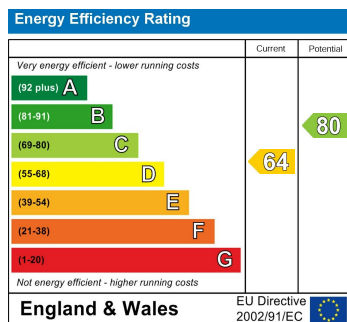
Externally

Double wooden gates lead to a gravelled driveway providing off road parking and lawned garden complete with paved patio areas and under cover gravelled seating area. There is a garage with electric roller door to the front elevation, power and light, through the garage there is a further store room which also has a separate access door.





Total area: approx. 146.0 sq. metres (1571.4 sq. feet)



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4 The Bull Ring
Northwich
Cheshire
CW9 5BS

www.wrightmarshall.co.uk
T. 01606 41318

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements