



Wright Marshall
Estate Agents

47 FOREST ROAD, CUDDINGTON, NORTHWICH
CW8 2ED

OFFERS IN THE REGION OF £440,000



A modernised detached bungalow set back from Forest Road with a private and enclosed rear garden located within close proximity of Cuddington train station

Description

Purchased by the current vendors over thirty years ago, this property has been modernised and extended to create a light and airy property with multiple reception rooms.

Externally the property is set back from Forest Road with a long sweeping driveway for multiple vehicles, with a turning circle and single detached garage at the end of driveway. The private and enclosed rear garden is accessible both via the side gate, French doors off the dining room and the kitchen, ideal for entertaining family and friends.

Accommodation comprises entrance hall with doors to the lounge/dining room, three bedrooms, and the modern three piece family bathroom.

The bay fronted lounge has bespoke plantation shutters, a feature electric fireplace and the dining room has French doors to the rear garden, flooding the rooms with natural light.

The modern kitchen has tiled flooring, a range of low level and eye level units, a wall mounted Vaillant combi boiler and a selection of integrated appliances including an extractor hood, electric hob, single fan oven and fridge/freezer and space for a washing machine.

Bedrooms one and two are both double bedrooms with large double glazed windows and the third bedroom is the ideal home office with bespoke fitted furniture. Bedroom one has the added advantage of a large fitted wardrobe and a modern en-suite shower room.

Cuddington is perfectly positioned between both Northwich town centre and Tarporley village and have an excellent range of day-to-day amenities including the Blue Cap and White Barn public houses, Dentist, and library. There are two separate areas of shops that include convenience store, newsagents, dry cleaners, bakery, butchers, pharmacy, and off licence in addition to the renowned De Fine Food Wine delicatessen, coffee shop and restaurant located down the road in Sandiway.

There are two local primary schools, a Church Hall, a village community centre, tennis courts and playing fields and a superb children's park.

Cuddington has fantastic commuter links such as the train station located a short walk away connecting commuters to Manchester, Chester, Liverpool, Warrington and Birmingham and Hartford Station is a four minute drive away - this is on the Liverpool to London line and only fifteen minutes from Crewe. In addition, access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 40 minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

This property is exceptionally well located for a choice of excellent local schools, including highly sought after Grange Independent School, Cransley Independent School, St Nicholas RC High School and Sir John Dean's Sixth Form College. The location is ideal for those that enjoy a walk, with

the Whitegate Way and surrounding area being only a short walk away. There's no need to jump in the car to go for a walk.

In nearby Northwich, the popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay has provided a multi-screen Odeon cinema & a large new Asda superstore. There is also a state-of-the-art leisure facility opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes that cater for fitness enthusiasts.

Ground Floor
Approx. 16.1 sq. metres (173.2 sq. feet)



Ground Floor
Approx. 75.0 sq. metres (807.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-90) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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