

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

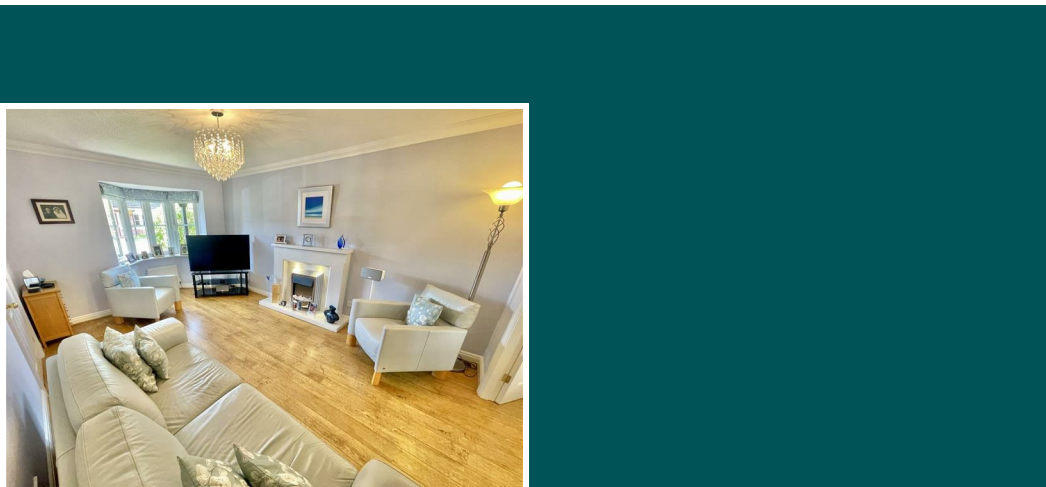
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 113.0 sq. metres (1216.2 sq. feet)



OFFERS IN THE REGION OF £380,000



8 CROWMERE CLOSE
CUDDINGTON
NORTHWICH
CW8 2ZF

4 2 3 C
COUNCIL TAX BAND: E



A modern chain free four double bedroom family home located within walking distance to the highly reputable Cuddington and Sandiway Primary Schools

Tenure

974 years left remaining on the 999 year lease. There is no estate charge payable and the ground rent of £220 per annum is payable to P.E. Jones Contractors Ltd and increases by £20 every 25 years.

Description

Purchased by the current vendors fourteen years ago this property has been modernised, maintained and redecorated throughout to create a light and airy family home.

Externally the property is positioned on a small cul-de-sac located on the sought after 'Grange Estate' with a spacious driveway for two vehicles, a lawned garden and integral garage to the front aspect with side access to the enclosed East facing rear garden.

Ground floor accommodation comprises hallway with oak effect laminate flooring, understairs storage, a downstairs WC housing the fuse box with the RCD switch, stairs to the first floor and provides access to the lounge and kitchen.

The bay fronted dual aspect lounge has oak effect laminate flooring, a feature electric fire and double doors to the dining room.

The spacious dining room sits a dining table and six chairs, perfect for entertaining family and friends with stunning views across the conservatory over the rear garden.

Particular mention must be made of the roof reflectors installed in the conservatory which were fitted in 2011, adding to the 'Fischer' electric radiator fitted in 2014 which has created an extra usable reception room all year round.

The modern kitchen has been extended into the garage to building regulation to create a large kitchen with ample space for a breakfast bar and dining table, a built in cupboard houses the Vaillant condenser boiler which is 5 years old, controlled by a Tado Smart Thermostat and has French doors out on to the rear garden. The kitchen has a range of integrated appliances including an extractor hood, a Neff four ring gas hob, double fan oven and a family sized dishwasher.

The integral garage provides ample space for an American fridge/freezer, white goods, bikes and prams, ideal for a growing family.

Upstairs comprises spacious landing with access to the partly boarded loft space in bedroom three. Bedroom one has a bay fronted double glazed window and a modern en-suite shower room. Bedroom two and three are both double bedrooms and have the added advantage of bespoke fitted wardrobes installed by the current vendors in 2011.

The fourth bedroom is the perfect study/nursery with a bespoke fitted desk and drawers, perfect for remote working and the modern three piece family bathroom, partly tiled with fibo wall panels and a frosted double glazed window to the rear aspect.

Sandiway and Cuddington are 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.

The villages have two local primary schools, Church Hall, village community centre, tennis courts and playing fields and superb children's park.

These areas provide fantastic commuter links with Cuddington 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.