



ROYAL FOX

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- Semi Detached Dormer Bungalow
- Three bedrooms
- En-Suite & Shower Room
- Corner Plot
- NO CHAIN
- Gas Central Heating
- Driveway & Garage
- UPVC Double Glazed
- Sought After Village



SEMI DETACHED DORMER BUNGALOW - THREE BEDROOMS - CUL-DE-SAC POSITION - CORNER PLOT - NO CHAIN - WELL PRESENTED THROUGHOUT - DRIVEWAY & GARAGE..... Royal Fox Estates are very pleased to offer to the open market this semi detached dormer bungalow that features gas fired central heating, Upvc double glazed windows and is offered for sale with no onward chain. The property provides versatile accommodation set out over two floors.

ACCOMMODATION - Comprising briefly: reception hallway, spacious lounge/diner with direct access to the rear garden, fitted kitchen with built in appliances, two ground floor bedrooms and a modern combined shower room/WC. To the first floor is an additional bedroom with en-suite facility.

OUTSIDE - The bungalow enjoys a corner plot with well stocked and well maintained front and rear gardens, a driveway extends to the side leading to a detached single garage.

LOCATION - Cuddington is only 5 miles from the nearest town of Northwich, and less than 35 minute-drive from Chester and Warrington. Its a few minutes-walk from Cuddington Railway Station on the Chester-Manchester line and a 10 minute-drive to Hartford Station with trains to Liverpool & London via Crewe. A 15 minute drive and you will reach the motorway network (M56 & M6), with na journey time of 30 minutes to Manchester International Airport. In less than an hour you can reach, Liverpool, North Wales and the Peak District. A few minutes walk away from the property you will find a community pub, convenience store (open late) and a Bakers. The adjoining village of Sandiway has a selection of more traditional shops as well as a library and pharmacist. Both Cuddington & Sandiway enjoy a real community spirit with many clubs to join which include, tennis, bowling and golf. Local Churches are active and there are different groups and regular events held in the village hall. There are numerous country walks locally to include the Whitegate Way and Delemere Forest with its wide range of outdoor activities.



**8 Bridge Close
Cuddington Northwich**

**Guide Price
£275,000**



Property Information

- Approx. Sq Ft – 717 (66.7 Sq m)
- Freehold
- Council Band - C
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Driveway & Garage

Accommodation

Reception Hallway 15' 8" x 8' 3" (4.77m x 2.51m)

Lounge/Diner 11' 1" x 21' 2" (3.39m x 6.44m)
red to 2.53 m x 3.99 m

Kitchen 10' 11" x 7' 6" (3.34m x 2.28m)

Bedroom One 10' 2" x 9' 4" (3.09m x 2.85m)
measured in width to wardrobes

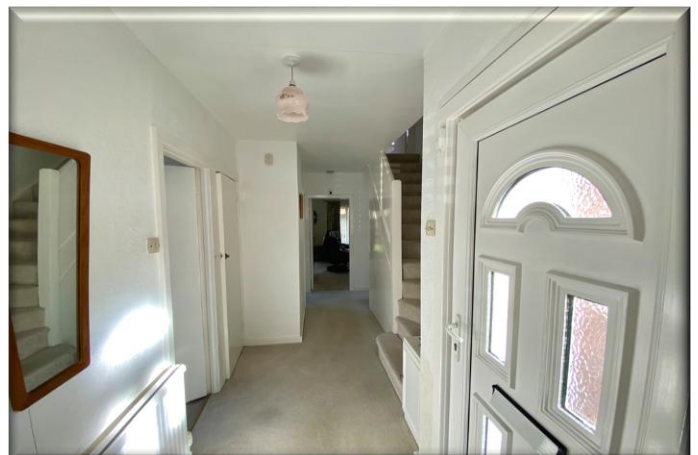
Bedroom Three 10' 6" x 6' 8" (3.20m x 2.04m)

Shower Room/WC 6' 6" x 5' 5" (1.98m x 1.66m)

First Floor Landing

Bedroom Two 10' 9" x 9' 11" (3.27m x 3.01m)

En-Suite 8' 9" x 2' 9" (2.67m x 0.85m)





*"Put your property
in our hands..."*



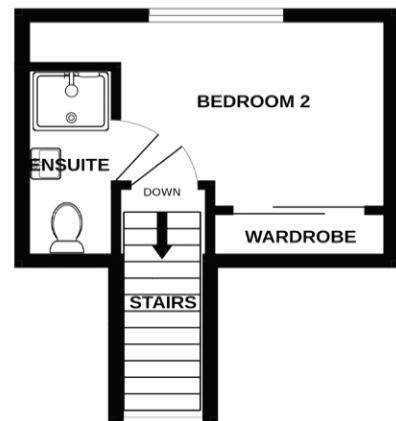
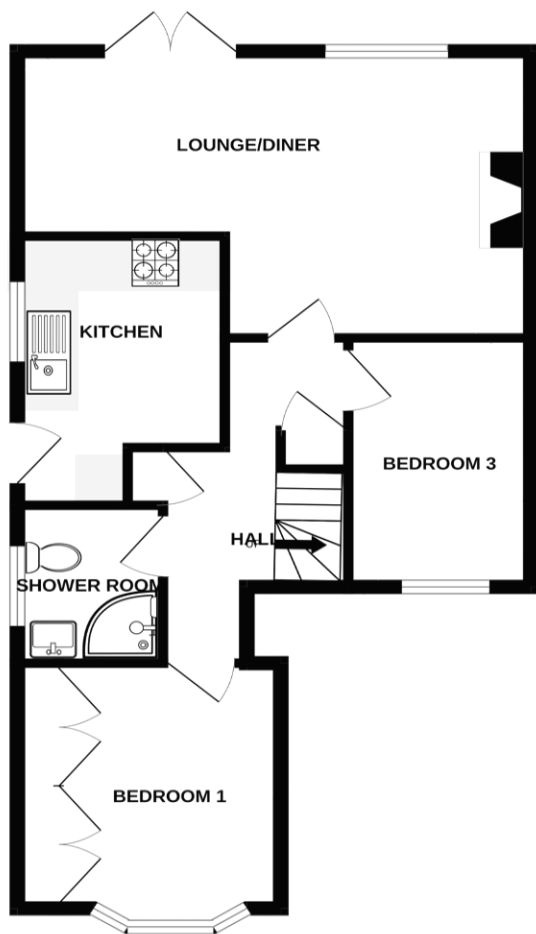
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions

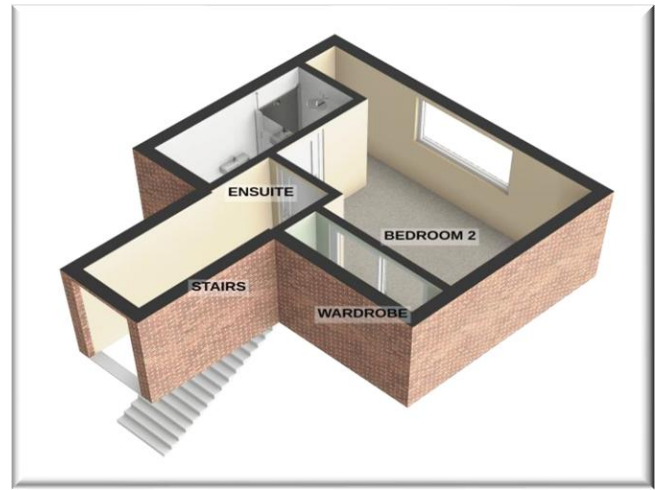
From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right along Norley Road towards Cuddington. Turn left before the parade of shops into Trickett Lane. At the junction turn right and right again onto Bridge Lane, Bridge Close is located off to the right. Number 8 can be identified by our distinctive For Sale Board.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Garage & Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	68 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.