



**CHESHIRE  
LAMONT**

**Hollow Oak Lane, Cuddington**



# 12 Hollow Oak Lane

## Cuddington, CW8 2XN

This immaculate, two bedroom property has been recently updated and is situated within the highly desirable Delamere Park development which benefits from a range of private amenities for residents. The property is offered with no onward chain.

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### Location

The property is located on the desirable Delamere Park development which offers its own private resident's facilities: well-equipped and landscaped children's play area, tennis and squash courts, youth club, swimming pool, function room with bar and lounge bar. The property is in close proximity to the stunning 2400 acre Delamere Forest and the area is noted for its wide range of outdoor activities. Golf clubs are located in Delamere, Sandiway, Tarporley, Frodsham and Helsby. Nearby Kelsall offers superb equestrian facilities and horse racing takes place at Chester, Haydock and Bangor on Dee. The Wildshore Water park is located opposite the entrance to Farm Road.

### Accommodation

A glazed panel door opens into the reception hallway which gives access to the Lounge. A cloakroom provides a dual flush WC, vanity hand-wash basin with mixer tap and electric towel rail. The **Lounge 5.07m x 3.93m** is situated to the front of the property and leads through to the **Dining Room 3.75m x 3.02m** to create a superb, open-plan central living area. A sliding patio door leads from the Dining Room to the rear garden. The **Kitchen 3.10m x 2.69m** benefits from a range of wall and floor mounted units, gas hob with extractor above, fitted electric ovens, sink with mixer tap and a door to the rear garden.

To the first floor, **Bedroom One 5.41m x 4.03m** is a large, double room situated to the front of the property and offering built-in wardrobes with a full-length fitted mirror. **Bedroom Two 4.15m x 3.33m** is also a double room and is situated to the rear of the property. The **Family Bathroom 2.84m x 2.41m** offers a dual flush WC, L-shaped bath with tiled surround a rainfall shower fitting above, large vanity wash-basin unit and electric towel rail.



**Externally**

A low-maintenance front garden is situated to the front of the property. To the rear, there is driveway parking and a detached single garage. A wooden gate leads from the driveway into the rear garden which is pleasantly bordered by a range of mature shrubs.

**Directions**

From the Agents office in Tarporley, leave the village towards Chester at the roundabout take the 3rd exit onto the A49 towards Warrington. Continue straight upon this road for a further 6.3 miles. At the Cuddington traffic lights turn left onto Norley Road, take the second right onto Delamere Park Way West and the turn right onto Hollow Oak Lane, where the property can be found on the right-hand side.

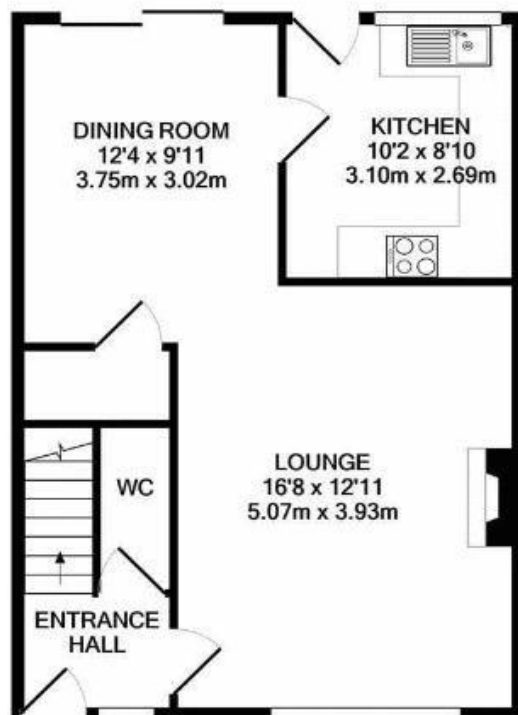
**Services**

Mains gas, drainage and electricity. (Not tested by Cheshire Lamont).

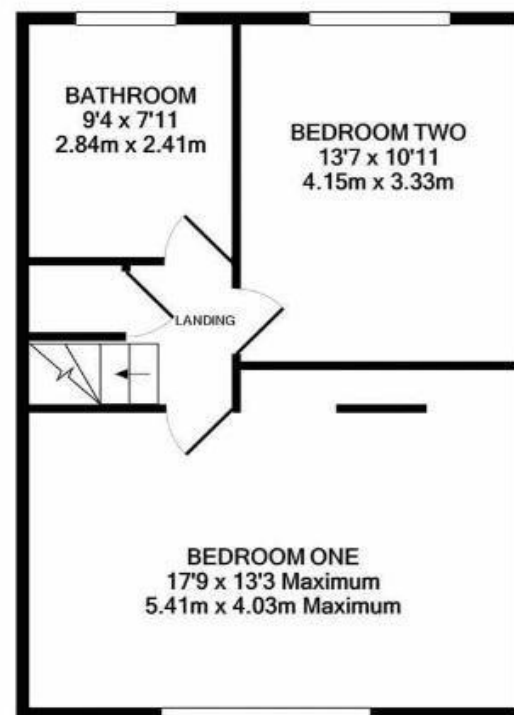
**Viewings**

Strictly by appointment with Cheshire Lamont.





GROUND FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarporley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441