10 HOLCROFT DRIVE

CUDDINGTON

Situated in a popular quiet location and positioned on an executive development, a beautifully presented detached family home with superb flexible accommodation throughout. Private landscaped gardens, driveway providing off road parking and detached tandem garage.

Cuddington, along with its neighbouring village of Sandiway both offer a range of local facilities including primary schools, a range of shops, wine store, a well-attended parish church, post office, doctor's surgery and library. Leisure facilities include tennis courts and a bowling green and for golfing enthusiasts, courses can be found on Delamere, Sandiway and Whitegate. The area offers pleasant country walks along the Whitegate Way and Delamere Forest is easily accessible. The location is favoured by those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. Alternatively, there are rail connections at Cuddington on the Manchester line and at Hartford on the Liverpool to Crewe line.

GROUND FLOOR

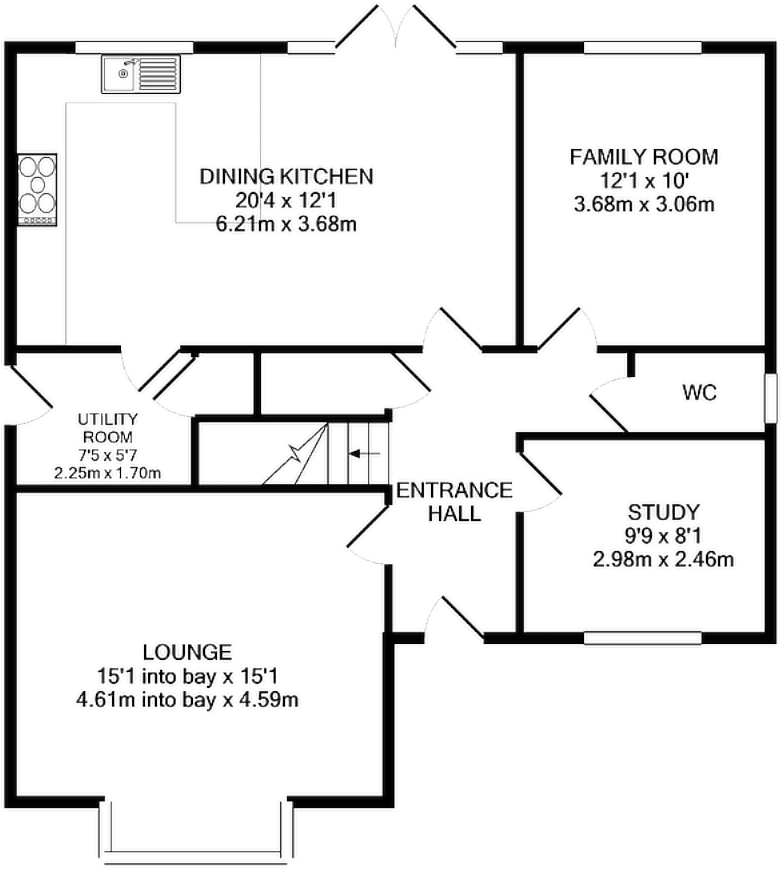
Entrance Hall
Dining Kitchen
Lounge
Family Room
Study

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two - En-suite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

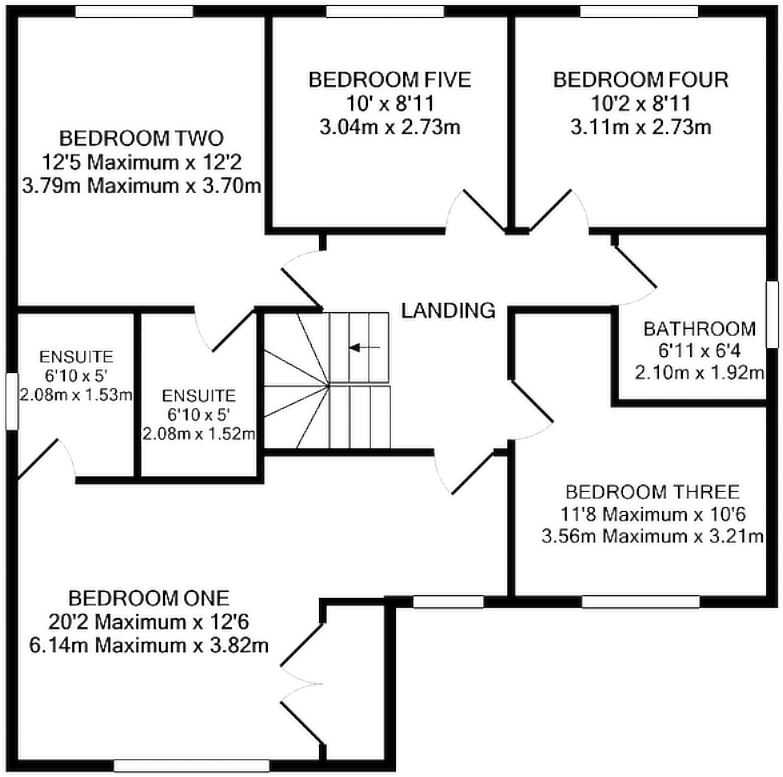
OUTSIDE

Garage
Gardens
Parking



GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ.FT.
(77.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1652 SQ.FT. (153.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 818 SQ.FT.
(76.0 SQ.M.)

TENURE
Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)
We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band B.

POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, 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;
(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
(iv)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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