



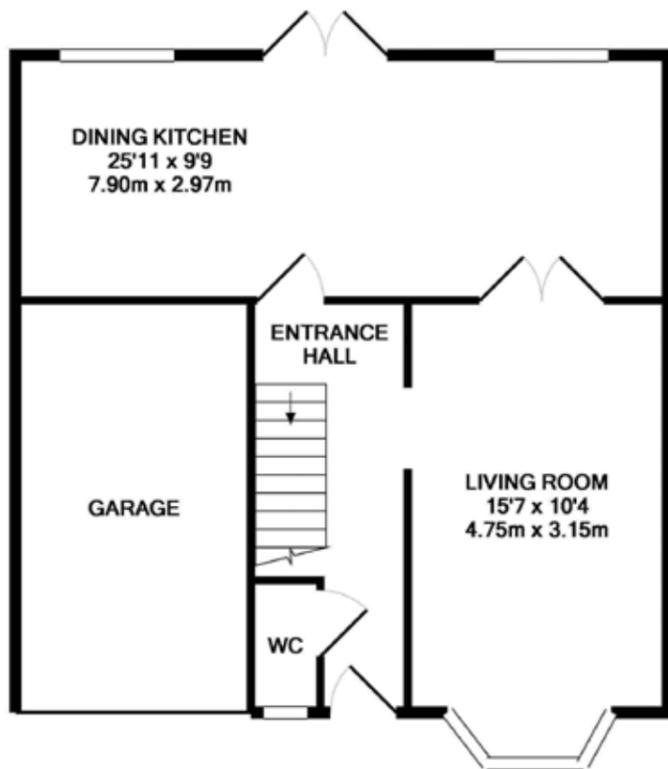
**Floor Plans**

(Not to scale)

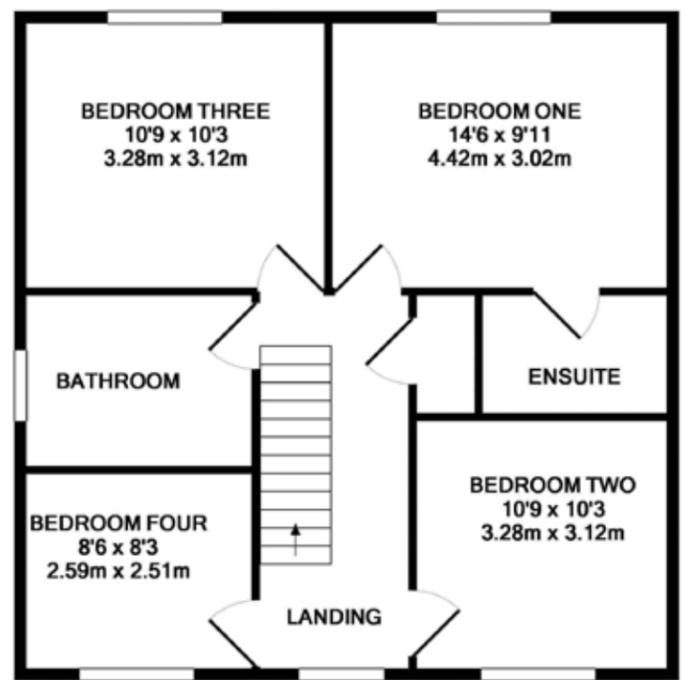


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GROUND FLOOR



1ST FLOOR

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. Made with Metropix ©2019

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# 14 Clarence Drive

Eden Grange, Cuddington, Cheshire CW8 2EQ

 2 Reception Rooms  4 Bedrooms  2 Bathrooms

*Hinchliffe Holmes are excited to offer for sale this detached four bedroom home situated in the popular Eden Grange development in Cuddington.*

*With accommodation briefly comprising: Entrance Hall, Living Room, Dining Kitchen, and Downstairs Cloakroom. To the first floor you will find the Master Bedroom with En-Suite, Three further Bedrooms and Bathroom. Externally there is Parking leading up to the Garage and a Fully Enclosed Rear Garden. Viewing is highly recommended.*

## LOCATION

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.

## DIRECTIONS

Starting at Hinchliffe Holmes, High Street, Northwich CW9 5BN, head east on Apple Market St towards Weaver Square Shopping Precinct, turn left onto Watling St/A533/A559 slight right to stay on Watling St/A533/A559, continue to follow A533, turn left onto Castle St/A559, continue to follow A559, turn right to stay on A559, turn left onto Beach Rd/B5153 at the roundabout, take the 1st exit onto Hodge Lane, continue onto Millington Ln, turn left onto A49, turn right onto Britannia Rd, at the end of the road turn right into Kensington Crescent and then right into Clarence Drive and the property is located on the right hand side.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Hallway

Amtico flooring, radiator, stairs to First Floor, smoke alarm.

### Living Room 4.75m (15'7) x 3.15m (10'4)

Amtico flooring, radiators, UPVC double glazed bay window to front. Double doors to:-

### Dining Kitchen 7.9m (25'11) x 2.97m (9'9)

### Dining Area

Amtico flooring, UPVC double glazed window to rear, double radiators, UPVC double glazed double doors to rear, inset downlighters.

### Kitchen

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, four ring gas hob with extractor fan over, integrated double oven, integral fridge/freezer, integral dishwasher, integral washing machine, one and a quarter stainless steel sink unit with drainer and chrome mixer tap, UPVC double glazed window to rear.

### Downstairs Cloakroom

Amtico flooring, UPVC double glazed opaque window to front, wash hand basin with mixer tap and splashback tiling, low level WC with push flush, radiator, inset downlighters, extractor fan.

### Bedroom Four 2.59m (8'6) x 2.51m (8'3)

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

UPVC double glazed opaque window to side, wash hand basin, low level WC with push flush, bath with shower attachment over and glass screen, inset downlighters, radiator and storage cupboard.

## OUTSIDE

### Gardens

To the rear there is a lovely patio area ideal for outside entertainment. The garden is mostly laid to lawn with established and mature flower sheds. The garden has a shed and is fully enclosed creating privacy. There is an outside tap and power point.

To the front there is parking for two cars and the garden is mostly laid to lawn with flower beds containing established plants and shrubs.

### Garage

Up and over door, power and light.

## 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 E.

## POSTCODE

CW8 2EQ

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

