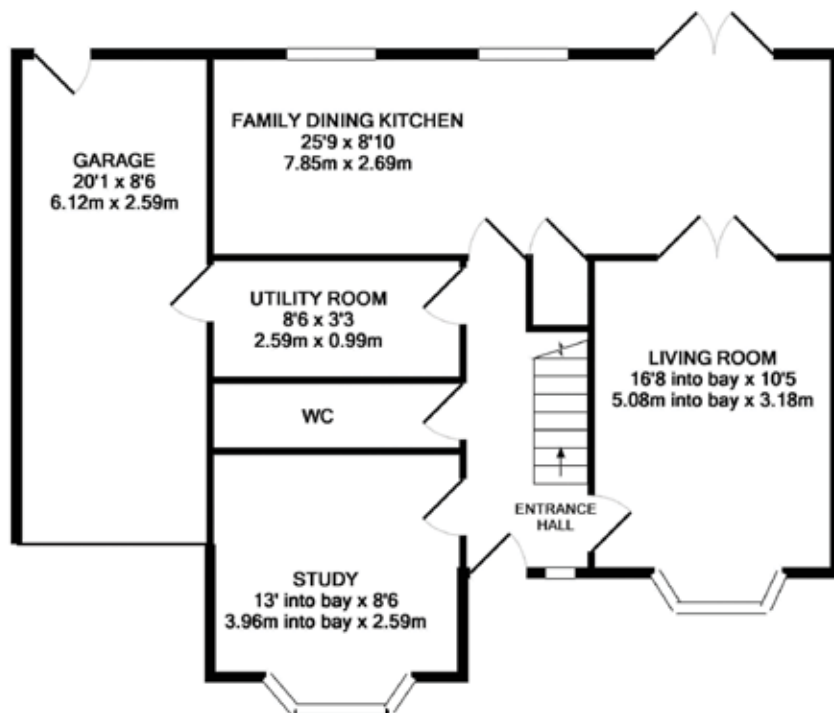




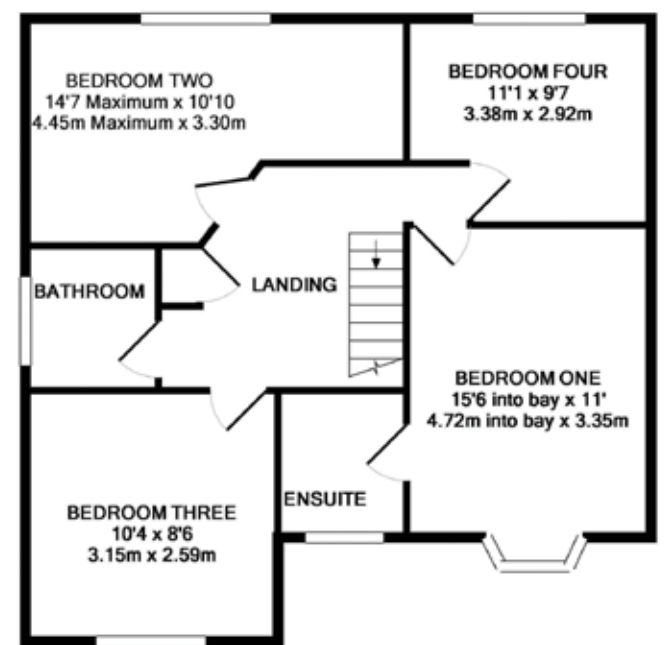
**Floor Plans**  
(Not to scale)



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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;  
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(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.



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  
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# 3 Foxhill Close

## Sandiway, Cheshire CW8 2AP

 2 Reception Rooms  4 Bedrooms  2 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this well presented four bedroom detached family home situated in a popular cul-de-sac location.*

*The accommodation briefly comprises; Entrance Hall, Living Room, Family Dining Kitchen, Study, Downstairs W.C. Utility Room, Integral Garage and to the first floor, Master Bedroom with En-Suite, a further Three Bedrooms and Bathroom. 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

From the Bull Ring in Northwich, head west on Apple Market Street towards Weaver Way. After approximately 0.4 miles turn left onto Leicester Street and continue to the roundabout, taking the second exit onto Venebles Road. After approximately 0.3 miles turn right onto Chester Way/A599 and after approximately 0.3 miles turn left onto London Road/A553. After approximately 0.8 miles at the roundabout take the second exit onto Kingsmead/A533 and continue to the next roundabout and take the second exit, remaining on Kingsmead/A533. After approximately 0.3 miles turn right onto London Road, and at the roundabout take the first exit onto the A556. After approximately 3.9 miles, turn right onto Sandington Drive, turn left and then left again onto Foxhill Close.

### 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

#### Entrance Hall

Wooden flooring, stairs to First Floor, coving to ceiling, radiator

#### Living Room 5.08m (16'8) into bay x 3.18m (10'5)

UPVC double glazed bay window to front, fitted carpet, double doors into Open Plan Dining Kitchen Area, radiator, gas fire with marble surround and hearth, coving to ceiling.

#### Study 3.96m (13'0) into bay x 2.59m (8'6)

UPVC double glazed bay window to front, radiator, fitted carpet, coving to ceiling.

#### Kitchen 7.85m (25'9) x 2.69m (8'10)

Tiled floor, fitted with a range of matching wall and base units comprising cupboards and drawers, base units with Quartz work surfaces over and tiled splashback, one and a quarter sink unit with engraved drainer and chrome Swan style mixer tap, UPVC double glazed windows to rear, radiator, fitted Neff dishwasher, fitted 4 ring halogen Neff hob with extractor fan over, Neff double oven, inset downlighters, understairs storage.

#### Utility Room 2.59m (8'6) x .99m (3'3)

Tiled flooring, space for washing machine, space for undercounter freezer, space for undercounter fridge or washing machine, granite work tops with Belfast style sink with Swan style mixer tap and engraved drainer, inset downlighters.

#### Downstairs WC

Wooden flooring, low level WC with push flush and hidden cistern, marble shelf, rectangular wash hand basin with mixer tap and storage below, splashback tiling, extractor fan and radiator.

### FIRST FLOOR

#### Landing

Airing cupboard, coving to ceiling.

#### Bedroom One 4.72m (15'6) bay x 3.35m (11')

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

#### En-suite Shower Room

Corner shower with glass sliding door and chrome attachments, low level WC with push flush, heated chrome towel rail, wash hand basin, fully tiled walls, inset downlighters, extractor fan and UPVC double glazed opaque window to front.

#### Bedroom Two 4.45m (14'7) max x 3.3m (10'10)

UPVC double glazed window to rear, fitted carpet, radiator, loft access.

#### Bedroom Three 3.15m (10'4) x 2.59m (8'6)

UPVC double glazed window to front, radiator, built-in wardrobe and fitted carpet.

#### Bedroom Four 3.38m (11'1) x 2.92m (9'7)

UPVC double glazed window to rear, fitted carpet, built-in wardrobes, radiator.

#### Bathroom

UPVC double glazed opaque window to side, low level WC with push flush, wash hand basin with chrome mixer tap, bath with glass screen and chrome attachments over, fully tiled walls, inset downlighters, extractor fan.

### OUTSIDE

#### Gardens

To the front there is a garden mostly laid to lawn with established flower beds and shrubs with a block paved driveway and an Indian sandstone path to front door. To the rear the garden is mostly laid to lawn with well-established flower beds and plants. There is an Indian sandstone style patio ideal for outside entertainment and side access to the front of the property. There is a wooden storage shed and outside tap.

#### Garage 6.12m (20'1) x 2.59m (8'6)

Up and over door, UPVC double glazed door to rear, power and light, loft storage.

### 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 F.

### POSTCODE

CW8 2AP

### POSSESSION

Vacant possession upon completion.

### VIEWING

Viewing strictly by appointment through the Agents.

