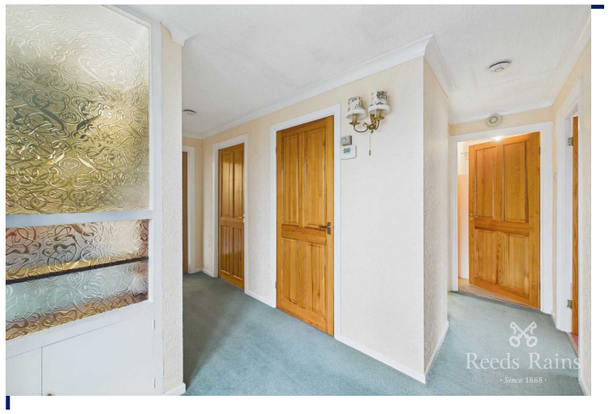
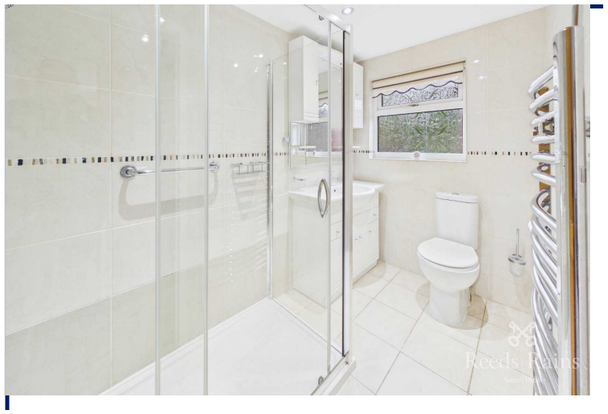
















Forest Close, Cuddington,
Northwich, Cheshire, CW8

Guide Price: £400,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Forest Close, Cuddington, Northwich, Cheshire, CW8

Guide Price: £400,000 Freehold

Council Tax Band: E
EPC Rating: D

A superb opportunity to acquire this well-positioned three-bedroom bungalow, occupying a generous corner plot in Cuddington. Offered chain free and vacant, the property is ready for immediate occupation and offers the perfect opportunity for a new owner to make it their own. A fantastic home with excellent outside space, parking and exciting potential — early viewing is highly recommended.

Location, Location, Location
Cuddington is a well-regarded village on the edge of Northwich, known for its local amenities and community feel. Nearby you'll find local shops, cafés and everyday services, along with popular walking and cycling routes in the surrounding Cheshire countryside. There are nearby schools in the area and parks, making the location practical for families.

Entrance Hall
With entrance door and window along allowing plenty of natural light within, access through to all accommodation, walk in storage cupboard, cloaks cupboard and radiator.

Open Plan Lounge DIner
A large spacious double glazed window to the front elevation allowing plenty of natural light within, radiators and feature fireplace to one wall and space available for dining furniture.

Kitchen
A comprehensive range of base and wall units with work surface over and inset sink unit with drainer, integrated appliances consisting of electric double oven, ceramic hob and extractor hood over, space and plumbing for washing machine and dishwasher are available, complementary wall tiling around units, double glazed window and door to the rear elevation over looking and allowing access to the garden.

Bedroom One
With fitted wardrobes and overhead cupboards to one wall, double glazed window to the side elevation and radiator.

Bedroom Two
With a double glazed window to the front elevation and radiator.

Bedroom Three/Reception Room
With a double glazed window to the rear elevation and radiator.

Shower Room
A modern three piece suite consisting of a walk in shower cubicle, wash hand basin with cupboard below and low level WC, complementary wall tiling around suite, chrome towel radiator, inset spot lights to ceiling and double glazed window to the rear elevation.

External
Set on a corner plot the property is approached by a double width driveway which leads to a detached double garage providing ample off road parking for family and friends. The gardens are landscaped and there is mature shrubs and trees around the perimeter of the front and side lawned gardens giving some degree of privacy. flagged path leads to the entrance door and around to the side where gate access leads to the enclosed private rear garden. The rear garden has a high degree of privacy and consists of a flagged patio area with steps leading up to a lawned garden where a shaped lawn and mature shrubs and trees provide the privacy and a personal door also allows access into the garage.

Detached Double Garage
With two single up and over doors. power and lighting, wall mounted gas central heating boiler, glazed window to the rear elevation and door to the side allowing access to the garden.

Agent Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk