



14 THE COPPICE



Porch | Entrance Hall | Sitting Room | Breakfast Kitchen
Lounge/Dining Room | Study - Bedroom Five | Utility Room

Bedroom One - En-suite | Bedroom Two | Bedroom Three
Bedroom Four | Family Bathroom

OUTSIDE

Driveway | Integral Double Garage | Gardens

I4 THE COPPICE

Delamere Park | Cuddington | CW8 2XF

Situated in a most sought-after popular location and positioned on a corner plot at the head of a quiet cul-de-sac, an outstanding, fully renovated, and extended detached bungalow with superb flexible accommodation in excess of 2,100 sq.ft. and exceptional finishes throughout.

The property is set in approximately 0.23 acres of beautifully landscaped wrap around gardens with fantastic outside entertainment space backing onto open farmland, and driveway providing off road parking for several vehicles that leads to the integral double garage.

The property is located on the desirable Delamere Park development which is surrounded by beautiful open countryside and offers its own private resident's facilities:-
. Well-equipped and landscaped children's play area.

- . Tennis and Squash courts.
- . Swimming Pool.
- . Function room with Bar and Lounge Bar.

The area is perfect for the business traveller as the A49 and A556 can be accessed in less than five minute's drive and connects to the motorway networks where many major commercial centres can be reached on a daily basis, such as Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In the nearby village of Cuddington there is a railway station (Manchester to Chester line) and local shops for essential needs. Rail links to London are accessible via Hartford Station which goes to Crewe Station for the connection. The nearest town is the market town of Northwich which provides a comprehensive range of national chain stores including a recently built Waitrose supermarket and retail outlet.













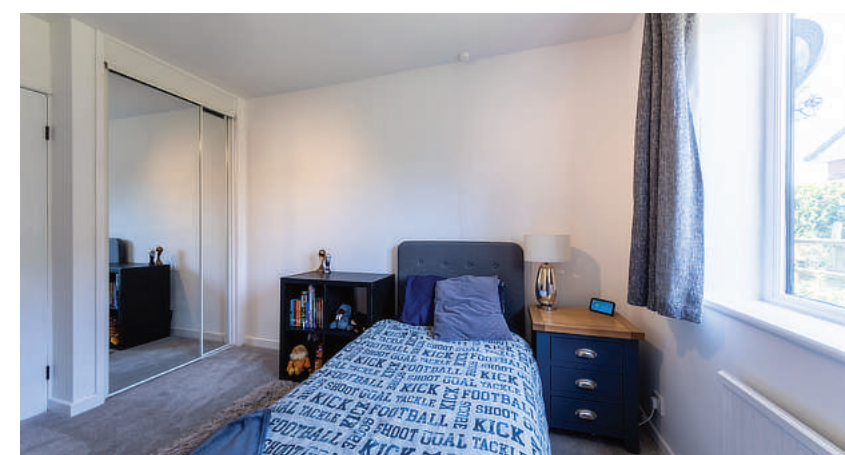








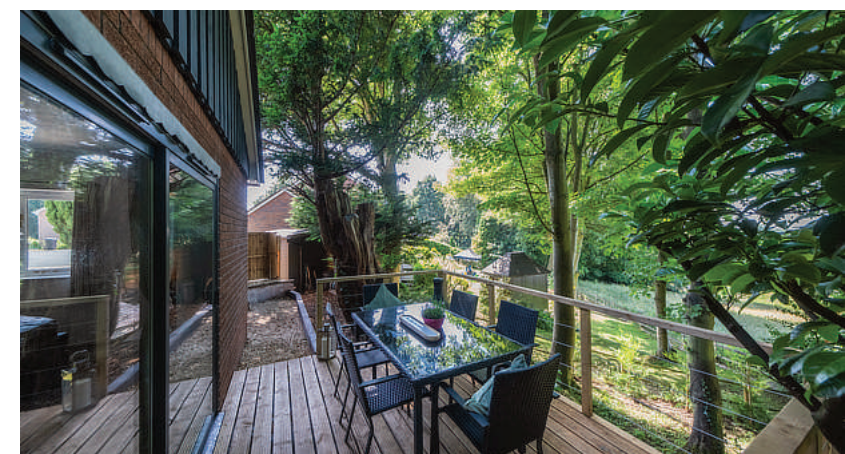








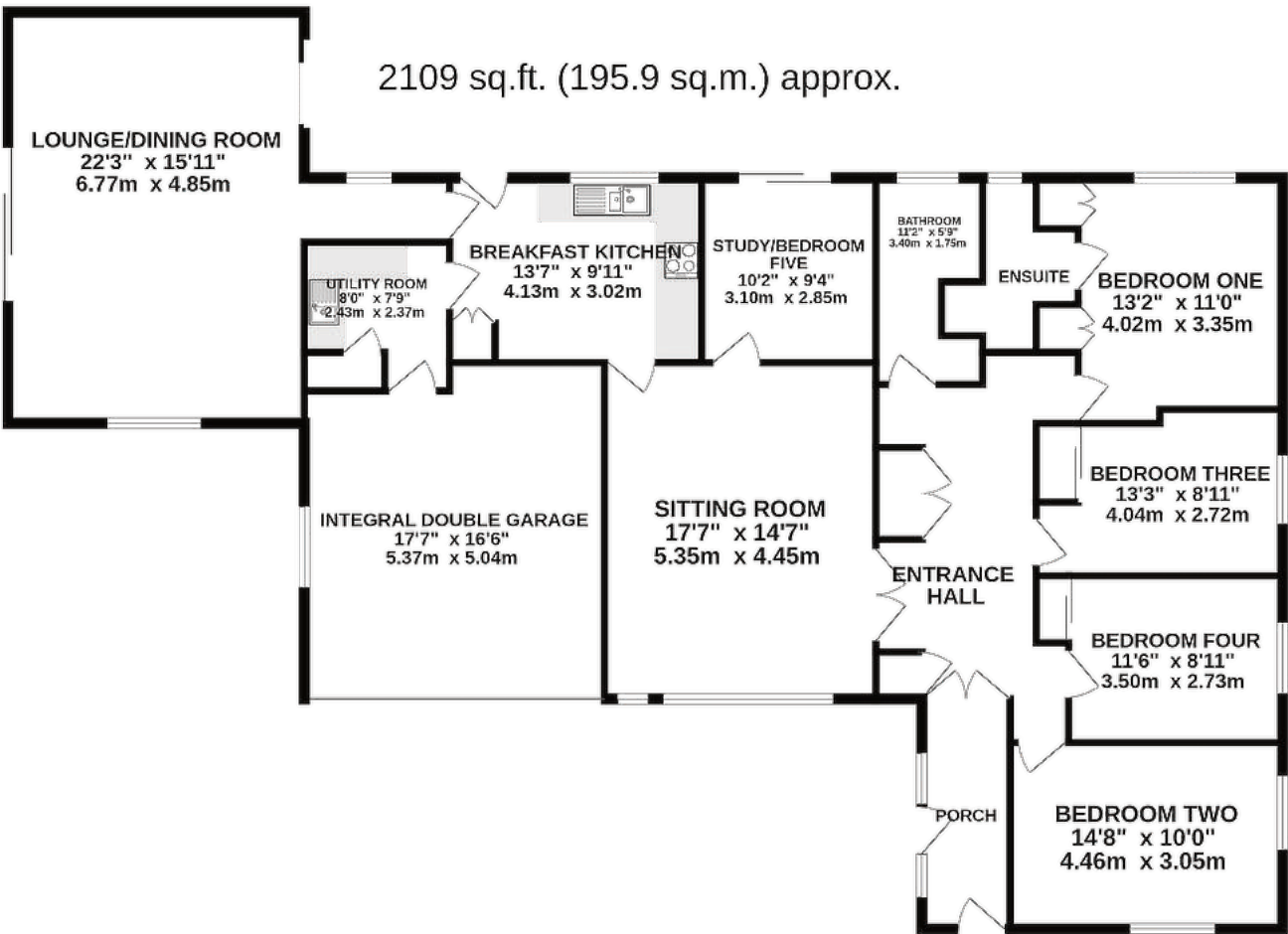












TENURE
Freehold. Subject to verification by Vendor's Solicitor.

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

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

POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(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;

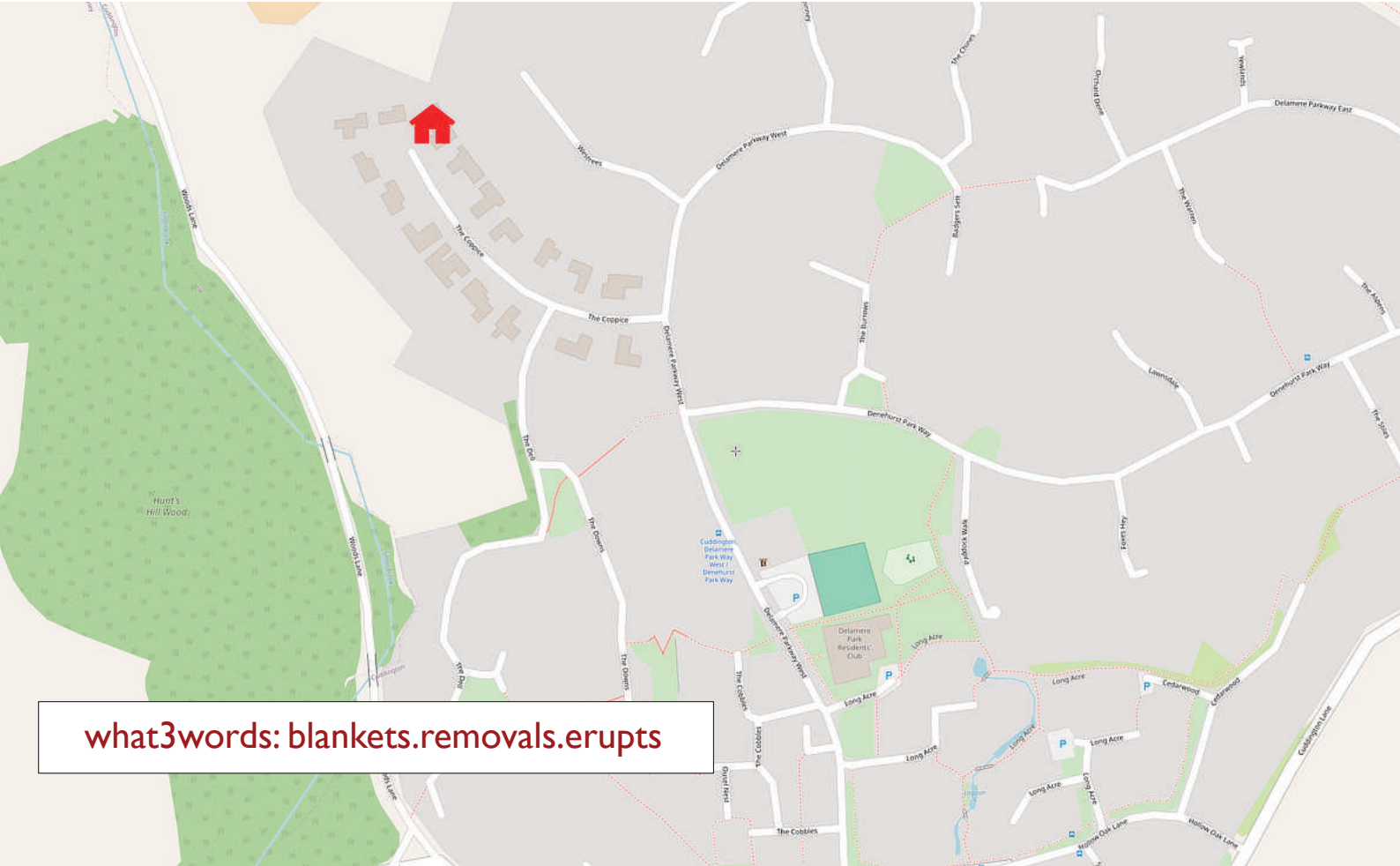
AML (ANTI-MONEY LAUNDERING)
As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.

Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party company (Credit Safe/Credas), who will send a link to you to action once you have agreed to instruct us in your sale, letting or had an offer accepted on a property you wish to buy.

The cost of these checks is £30 plus VAT (£36 including VAT) per person, which covers the cost of obtaining relevant data and any manual checks which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor/landlord) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable. The same check and associated cost is also undertaken on all landlords.

(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.





Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley, Northwich and Winsford.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach to the property market meeting the personal needs of our clients.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum

development and the purchase of newly built and developed property.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
40,000
viewings arranged

£700 MILLION
worth of property sold

on average
98.6%
of asking price
achieved

OVER 8,500 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | EXCLUSIVE LISTINGS
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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