



18 BALMORAL CLOSE

Cuddington | CW8 2DQ



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Situated in a popular quiet location and set in a fantastic position within an executive development, an immaculately presented four bedroom detached family home with superb flexible accommodation throughout. Landscaped private gardens with views across open countryside, driveway providing off road parking and double 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
Lounge
Dining Room
Study
Breakfast Kitchen
Utility Room
WC

FIRST FLOOR

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

OUTSIDE

Double Garage
Parking
Gardens

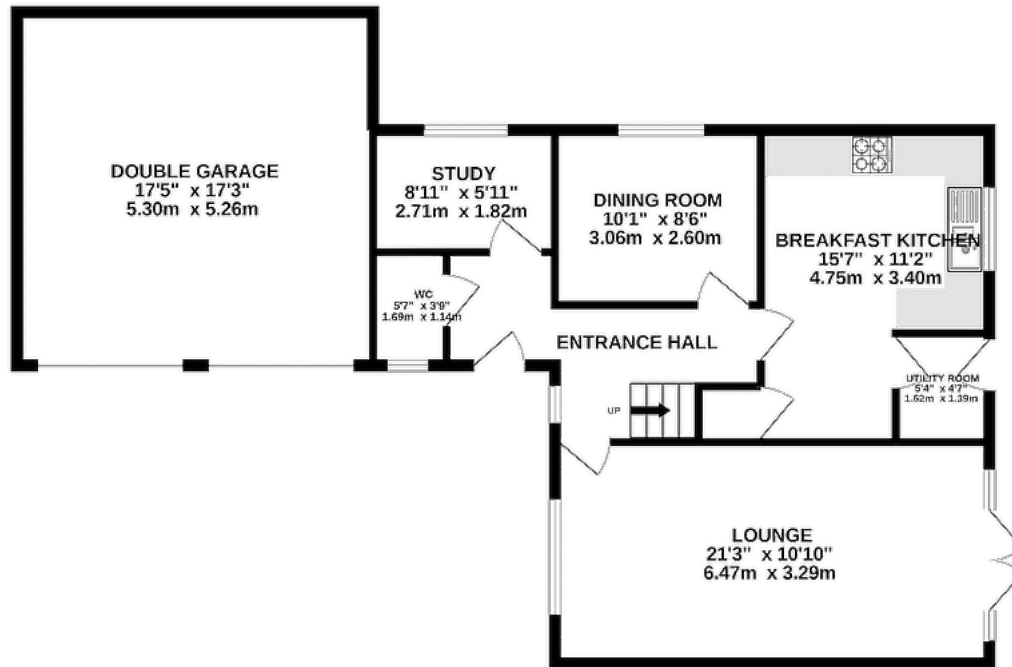




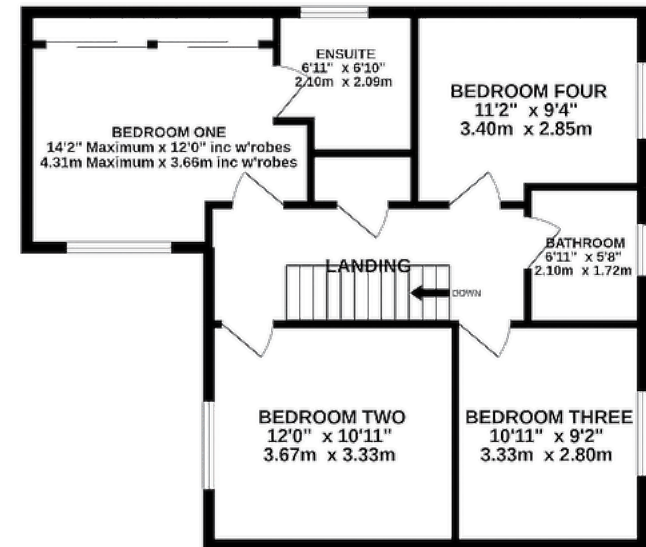




GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.





TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas fired central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

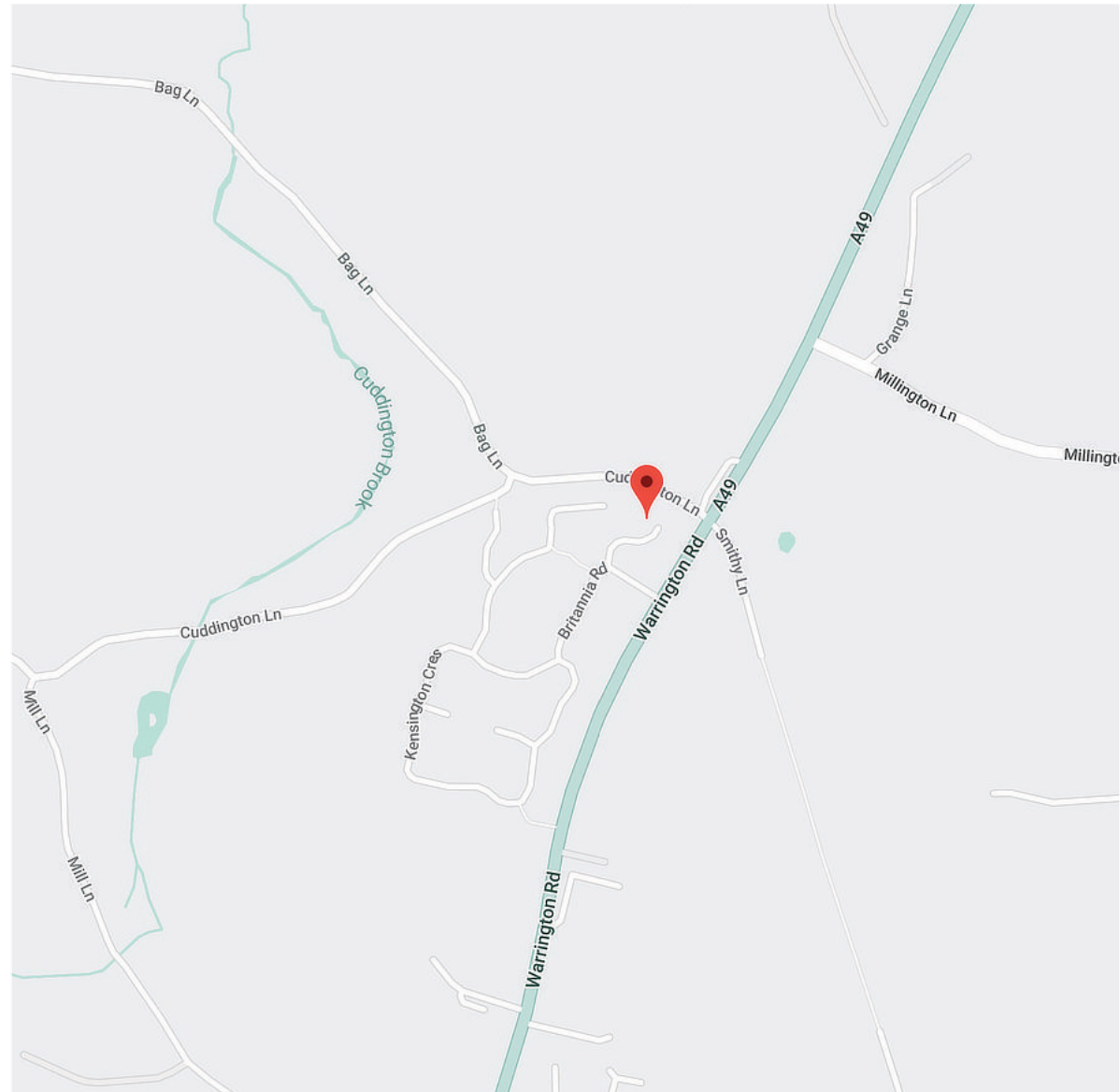
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