HINCHLIFFE
HOLMES



3 LINDSAY WALK



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Cuddington | CW8 2YQ

Situated in a quiet and highly sought-after location with properties rarely being offered for sale, this beautifully presented, extended and updated five-bedroom detached family home offers superb flexible accommodation throughout. This is complemented with three bathrooms, three reception rooms, double garage with off road parking for several vehicles alongside landscaped private garden.

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 | Kitchen | Dining Room
Sitting Room | Lounge | Utility Room | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two | Bedroom three
Bedroom Four | Bedroom Five | Bathroom | Wet room

OUTSIDE

Parking | Double Garage | Gardens

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STAY
COSY



































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

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

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

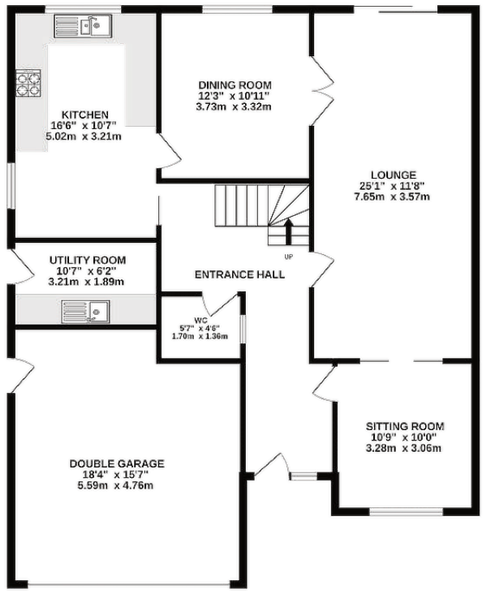
POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

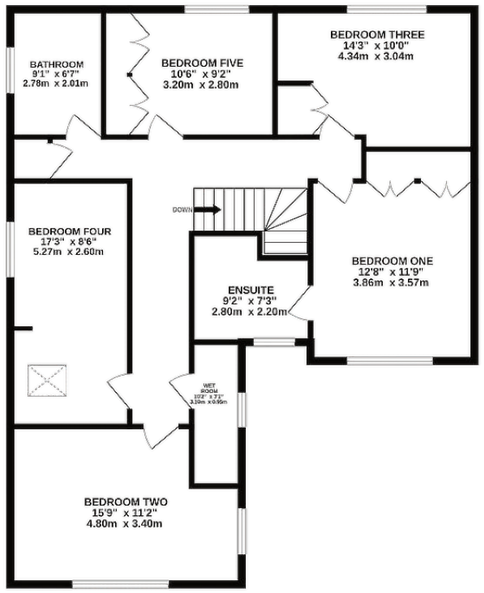
AML (ANTI-MONEY LAUNDERING)
As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.
Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party 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.

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;
(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.

GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (217.9 sq.m.) approx.



HINCHLIFFE
HOLMES

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.

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 exposure of all properties through our wide advertising and marking ability.

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.

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.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

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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