



VINCENT JAMES
ESTATE AGENTS

BEECH COTTAGE 57 NORLEY ROAD, CUDDINGTON, NORTHWICH, CW8 2JY

£650,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous DETACHED COTTAGE located in the extremely popular village of CUDDINGTON. The accommodation of this charming property includes: Hallway, WC, Lounge, Dining Room, Kitchen, Conservatory & Utility Room to the ground floor and FOUR BEDROOMS, bathroom and shower cupboard to the first floor. Externally there is a sweeping gravel driveway, beautifully maintained cottage gardens and DETACHED GARAGE.

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BEECH COTTAGE 57 NORLEY ROAD, CUDDINGTON, NORTHWICH, CW8 2JY

Entrance Porch

Accessed via wooden double entrance doors. Tiled floor. Windows to both sides. Entrance door to Hallway.

Entrance Hallway

Doors to Lounge, Dining Room, WC, Utility Room & Kitchen. Feature wooden staircase to the first floor with under stairs storage area. Bespoke stain glassed window to the rear elevation. Two radiators.



Lounge

13'3 x 11'5

Window to the front elevation. Two windows to the side elevation. Feature stone fireplace. Beautiful parquet flooring. Radiator.



Dining Room

13'3 x 11'5

Window to the front elevation. Beautiful parquet flooring. Radiator.



Kitchen

11'1 x 10'1

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset double stainless steel sink and drainer with mixer tap. Inset high level oven. Inset electric hob. Space for fridge. Wall mounted gas central heating boiler. Door to Pantry. Door to rear porch. Radiator. Double Glazed Windows to side and rear elevation.



Rear Entrance Porch

Tiled floor. Wooden access door to side elevation.

WC

6'1 x 3'1

Low level WC and wash hand basin. Double glazed window to the side elevation.

Utility Room

9'9 x 6'6

Range of wall and wall units. Stainless steel sink and drainer with mixer tap. Space for Washing Machine, Tumble Dryer, Fridge & Freezer. Double glazed window to the side elevation. Door to Conservatory.



Conservatory

15'7 x 9'8

Windows to three sides. Double doors leading to the garden. Tiled floor.



Landing

Loft access. Doors to all bedrooms, bathroom & shower cupboard. Loft access with built in ladders, the loft also benefits from power & light and potential for conversion subject to planning permission.



Master Bedroom

11'5 x 10'10

Windows to the front and side elevation. Fitted wardrobes. Radiator.



Bedroom Two

13'4 x 11'4

Window to the front elevation. Radiator. Fitted wardrobes. Vanity sink unit.



Bedroom Three

10'5 x 10'1

Double glazed window to the side elevation. Radiator.



Bedroom Four

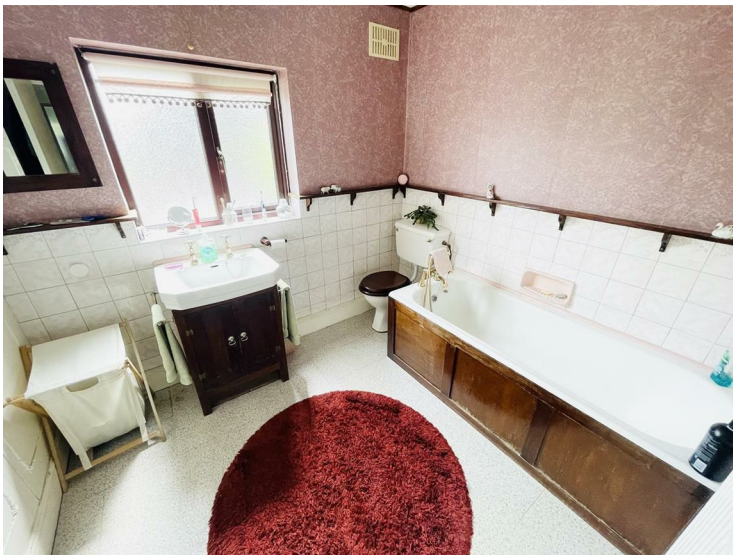
11'5 x 6'0

Window to the front elevation. Radiator.

Family Bathroom

10'5 x 7'9

Low level WC, vanity wash hand basin and panelled bath. Part tiled walls. Cupboard housing hot water tank. Double glazed window to the rear elevation.



Shower Cupboard

Tiled shower cubicle with electric shower.

Externally - Front

Sweeping gravelled driveway with lawned garden and cottage planting. Five bar access gate leading to the rear elevation.



Externally - Rear

Further gravelled parking area leading to the detached garage. Paved patio leading to a lawned garden surrounded by mature cottage style planting. Vegetable Patch. Greenhouse & Garden Shed. Pergola with mature vine.



Detached Garage / Workshop

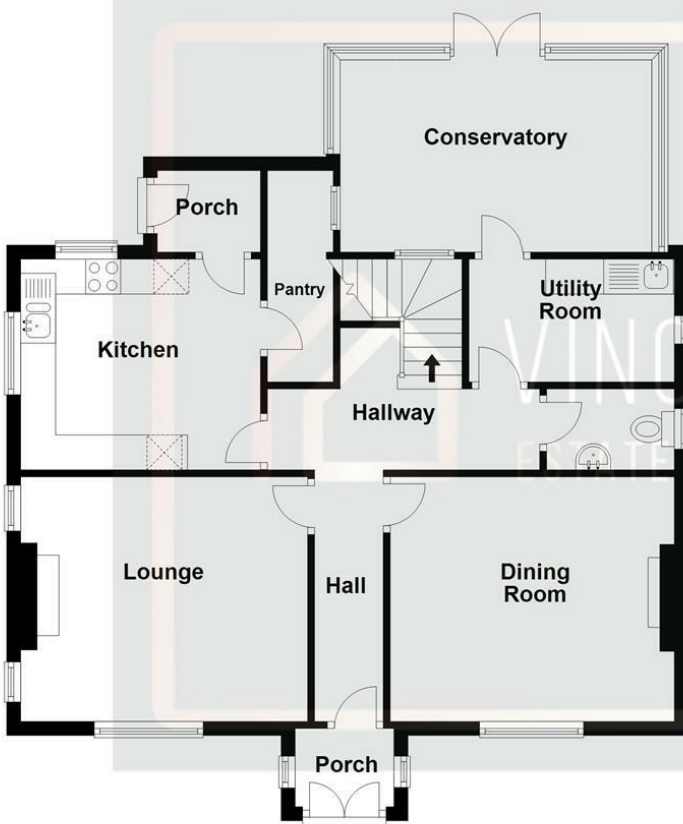
Electric up and over door to the front elevation. Power & Light. To the side of the garage there is an attached storage area.

Solar Panels

There are FOUR solar panels attached to the roof to the rear of the property. There are owned outright by the property and provide hot water only.

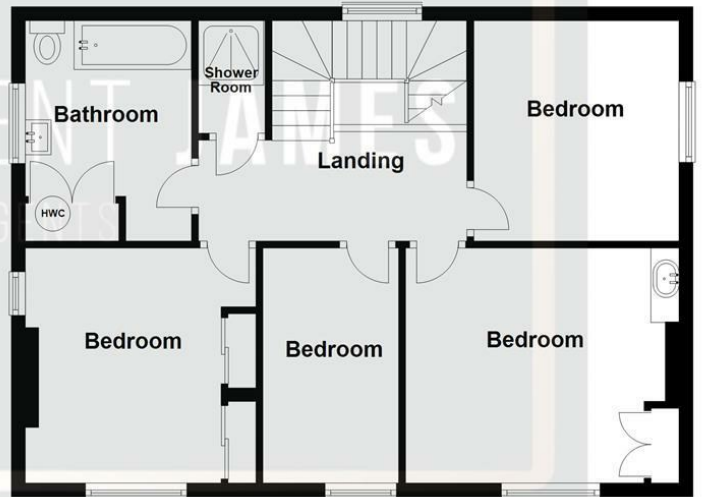
Ground Floor

Approx. 79.7 sq. metres (857.7 sq. feet)

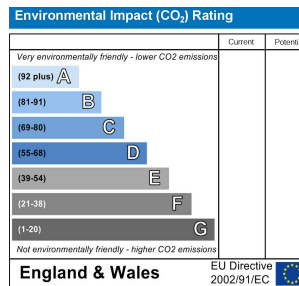
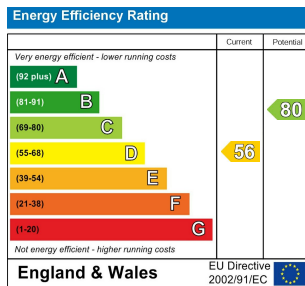


First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 141.8 sq. metres (1525.8 sq. feet)



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