







A two bedroom, link-detached bungalow set in mature gardens and situated in a sought after location.

- Link-Detached Bungalow
- Lounge
- Kitchen Dining Room
- Utility Room
- Two Double Bedrooms
- Modern Shower Room
- Garage & Driveway
- Mature Gardens

### Description

A two bedroom, link-detached bungalow, occupying a sought after location with a good range of local amenities immediately available. The property is in need of general updating and modernisation, which is reflected in the very competitive asking price. The well proportioned accommodation comprises: Central entrance hall, good size lounge and kitchen dining room, side hall, utility room, two double bedrooms, one with fitted wardrobes and there is a modern shower room. Externally there is a driveway with ;heads to an attached single garage and there are mature gardens to the front, side and rear.





## Location

The property is located close to the village centre and shopping parade, where you will find a Spar Supermarket, Rowlands Pharmacy, Littlers Butchers, a couple of fast food takeaways and beauty salons/hairdresser. Sandiway Library is also in the centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the main West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There are two well regarded Primary Schools in the village with Weaverham High School close by. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

FREEHOLD

## EPC Rating: D

## Important Notes

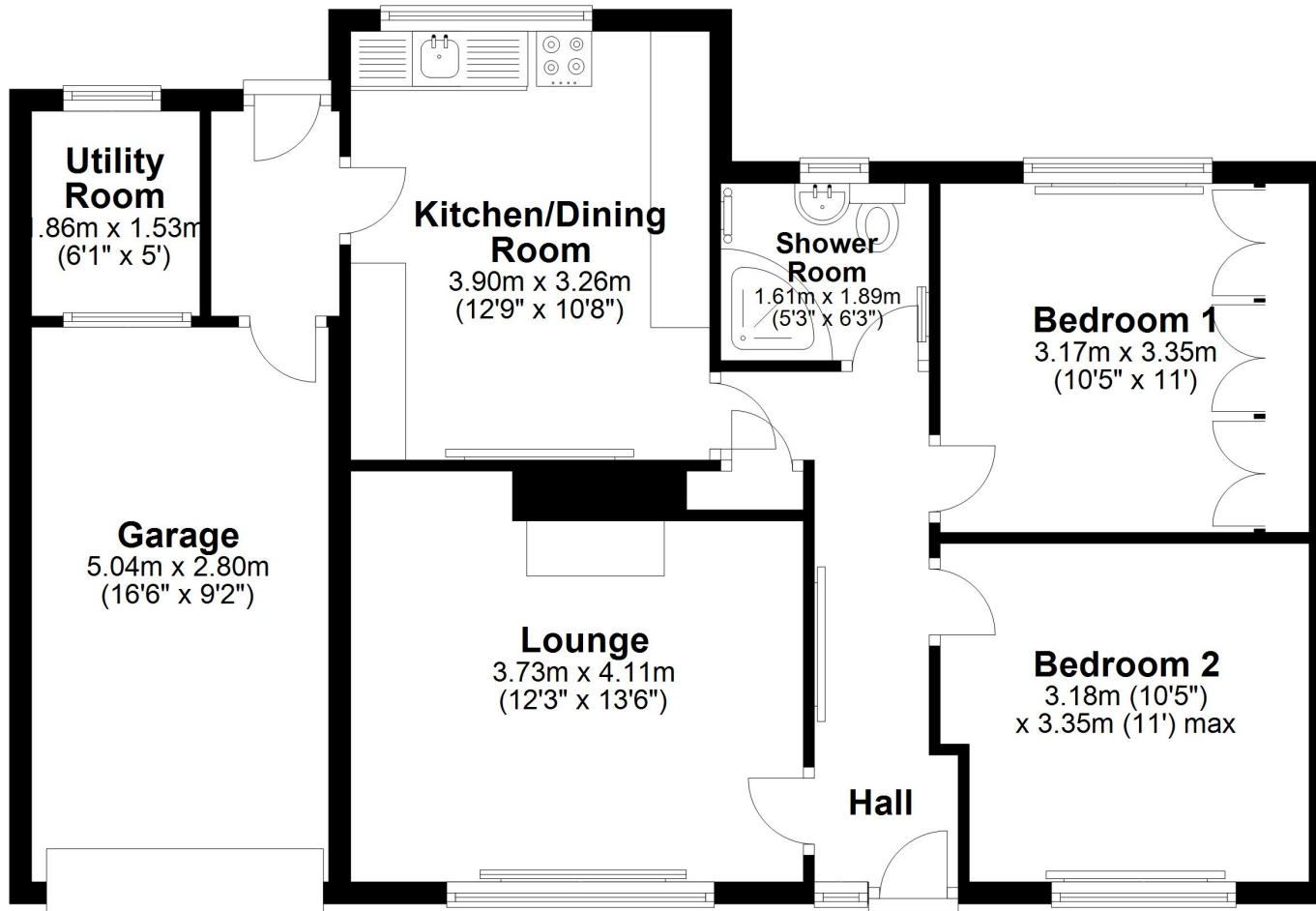
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## Ground Floor

Main area: approx. 65.3 sq. metres (703.3 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.9 sq. feet)



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