



## 52 Moss Lane

Cuddington, Northwich, CW8 2QB

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## Summary

New Adventure Homes proudly presents this beautifully extended and highly versatile four-bedroom detached family residence, nestled in the heart of the ever-popular village of Cuddington. Offering space, charm, and exceptional potential, this home is perfect for a growing family looking to put their own stamp on a truly special property.

With just a touch of imagination, you could transform this already impressive house into your forever home — perhaps by adding a master bedroom with an ensuite, or simply tailoring the interiors to reflect your unique style.

As you step inside, you're welcomed by a bright and inviting entrance hall that leads into a generously sized living room, perfect for everyday relaxation. A separate dining room sets the stage for family meals or entertaining guests, while an additional reception room offers a flexible space — ideal as a playroom, home office, or snug.

The brand-new kitchen is the heart of the home, complete with integrated fridge freezer and dishwasher, opening up into a second dining area perfect for casual meals. A charming larder cupboard adds a touch of rustic character, and a convenient downstairs WC completes the ground floor.

Upstairs, you'll find four well-proportioned double bedrooms, providing ample room for the entire family. A separate WC, main bathroom, and an additional shower room ensure practicality and comfort for busy households.

Outside, the property continues to impress. The beautifully maintained front lawn and spacious driveway — capable of accommodating multiple vehicles — create a welcoming first impression. An integral garage provides secure storage or workshop space. To the rear, a large, private garden offers endless possibilities for outdoor living, from summer barbecues to peaceful evenings under the stars.

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Location-wise, it doesn't get much better. The home is just a short stroll from local shops, everyday amenities, and excellent schools, making it ideal for family life. Superb transport links nearby provide easy access to surrounding towns and cities, perfect for commuters and explorers alike.

## Cuddington

Cuddington and the neighbouring village of Sandiway offer a wonderful blend of local charm and convenience, creating a real sense of community. From everyday essentials to family-friendly facilities, there's something here for everyone — including local shops, great schools, libraries, and leisure options.

Perfectly positioned just outside Northwich, the area also benefits from excellent transport links, making it a fantastic choice for commuters. For weekends and family time, you'll find plenty to enjoy close to home — whether it's exploring

the unique shops and activities at Blakemere Village, taking woodland walks in nearby Delamere Forest, or enjoying local sports facilities including tennis courts, bowling greens and golf courses.

Just a short drive away, Northwich town centre has seen a major boost thanks to the £80 million Barons Quay development, now home to a modern cinema, big-name retailers, restaurants, and more — with even more exciting openings on the way. Whether you're catching a film, browsing the shops, or meeting friends for a bite to eat, you'll be spoilt for choice with the town's wide selection of pubs, cafes, and bars.

And for fitness enthusiasts, Brio Leisure is just around the corner, offering year-round swimming and a full range of health and wellbeing activities.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

4'0" x 13'10" (1.24 x 4.22)

A spacious and welcoming entrance hall that sets the tone for the rest of the home, providing a smooth flow into the main living areas.

### Living Room

10'10" x 19'7" (3.32 x 5.97)

A generously sized living room filled with natural light, seamlessly flowing into the adjoining dining room — perfect for both relaxing and entertaining.

### Dining Room

10'5" x 11'10" (3.18 x 3.63)

A charming dining room overlooking the rear garden, featuring double sliding patio doors that open onto the patio — perfect for indoor-outdoor entertaining and family gatherings.

### Kitchen

8'10" x 12'5" (2.71 x 3.81)

A stunning brand-new kitchen featuring a sleek range of glossy grey wall and base units, complete with integrated fridge freezer and dishwasher for a seamless finish. This stylish, dual-aspect space is flooded with natural light and includes direct access to the rear garden via the back door — perfect for both everyday living and entertaining.

### Dining Area

6'11" x 11'11" (2.11 x 3.64)

A bright and airy dining area where natural light floods in, offering lovely views of the rear garden and direct access through a door to the outdoor space.

Tel: 07778 908724

### Reception Room

9'10" x 11'9" (3.01 x 3.60)

A versatile third reception room overlooking the rear garden, with direct access to the patio — ideal as a cosy snug, home office, or whatever suits your lifestyle.

### WC

2'7" x 6'5" (0.81 x 1.97)

Convenient downstairs WC, ideal for guests and everyday use.

### Under Stair Storage

.282'1" x 3'6" (.86 x 1.08)

Handy under-stair storage — perfect for keeping your Hoover, ironing board, and other essentials neatly tucked away.

### Larder Cupboard

2'8" x 5'11" (0.83 x 1.82)

A rare and charming larder cupboard, ideal for storing your tins and pantry essentials with ease.

### First Floor

#### Landing

7'1" x 20'2" (2.18 x 6.16)

#### Bedroom One

9'10" x 11'11" (3.01 x 3.64)

A spacious double bedroom overlooking the rear of the property, offering lovely views of the garden.

#### Bedroom Two

9'2" x 11'5" (2.80 x 3.50)

A bright double bedroom with views overlooking the rear of the property.

#### Bedroom Three

10'1" x 10'10" (3.08 x 3.32)

A spacious double bedroom overlooking the front of the property.

#### Bedroom Four

8'10" x 11'9" (2.70 x 3.59)

Double bedroom overlooking the quiet rear of the property, perfect for restful nights.

### Bathroom

6'10" x 8'0" (2.09 x 2.44)

A lovely bathroom featuring floor-to-ceiling tiles and a spacious walk-in shower, with a convenient built-in cupboard housing the boiler.

### Toilet

2'9" x 5'2" (0.84 x 1.59)

A separate toilet with a window, providing natural light and ventilation.

### Externally

#### Garage

7'8" x 16'0" (2.36 x 4.89)

Single integral garage featuring a front up-and-over door and convenient side access.

#### Driveway Parking

Driveway parking for several vehicles

#### Rear Garden

Beautiful mature garden filled with a variety of shrubs and trees, featuring a well-kept lawn and a lovely patio area — perfect for relaxing or entertaining. Recently installed shed can also remain.

#### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

#### Energy Performance Certificate

Current Rating D.

#### Possession

Vacant possession upon completion.

#### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

#### Selling or Letting Your Property?

Whether you're searching for a new agent or just need expert advice, we offer unique service packages tailored to your needs. Call us today on 07778 908 724 — we're here to help!



Road Map



Hybrid Map



Terrain Map



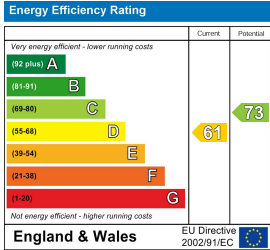
Floor Plan



Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.