



**HINCHLIFFE**  
**HOLMES**



**40 SHAKERLEY CLOSE**



# 40 SHAKERLEY CLOSE

Oakmere | CW8 2ZT

Situated in a sought-after quiet and most convenient location, and positioned on a corner plot within an executive development, an extended detached family home with flexible accommodation throughout. Low-maintenance landscaped private gardens, driveway providing off road parking and integral double garage.

Oakmere is a popular location and lies within minutes drive of the magnificent Delamere Forest. For wider amenities the market town of Frodsham is found within 5 miles, Northwich 7 miles, whilst wider commercial centres including Chester, Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. Close by is a convenience store in Delamere, Kelsall and the villages of Cuddington and Sandiway where further amenities are found.

Close by is the renowned gastropub The Fishpool Inn and the recently renovated Vale Royal Abbey Arms, both within walking distance and dog friendly.

Primary and secondary schooling is well provided for locally, notably Delamere Academy (Primary), Helsby, Tarporley, Weaverham (Secondary) and The Grange at Hartford. Chester provides Queens, Kings and Abbeygate. The area as a whole is noticeable for the numerous walks, rides and climbs, interesting meres, canals and rivers, country parks and dozens of places to visit within a comfortable travelling distance.

There are excellent railway links in the locality with Cuddington and Delamere Station being on the Chester to Manchester line and further connections to Liverpool and London being found nearby at Hartford (2.7 miles) Runcorn (10 miles) the historic city of Chester (8 miles) and Crewe (14 miles). Furthermore there is a regular bus service (C82) from Chester to Northwich.

The M56, M53, M6, A49 and A41 are all within close travelling distance. Manchester and Liverpool Airports are 25 and 40 minutes drive respectively.

## GROUND FLOOR

Entrance Hall | Dining Kitchen | Lounge  
Conservatory | Utility Room | WC

## FIRST FLOOR

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

## OUTSIDE

Parking | Double Garage | Gardens





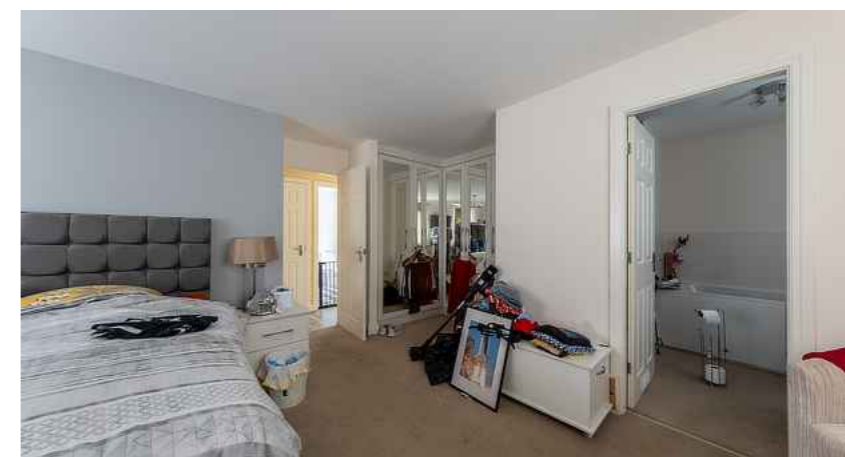
**RED WINE**  
VARIETIES

MERLOT
PINOT NOIR
CABERNET SAUVIGNON
SYRAH or SHIRAZ
MALBEC
ZINFANDEL
TEMPRANILLO
SANGIOVESE
MONTEPULCIANO
BARBERA
PRIMITIVO
RIOJA
PINOTAGE
SALICETTO

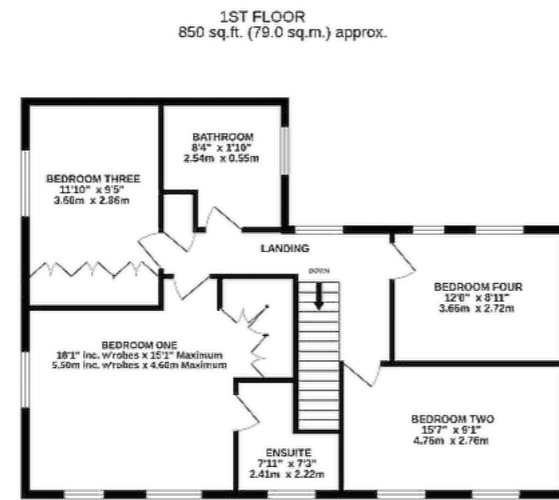
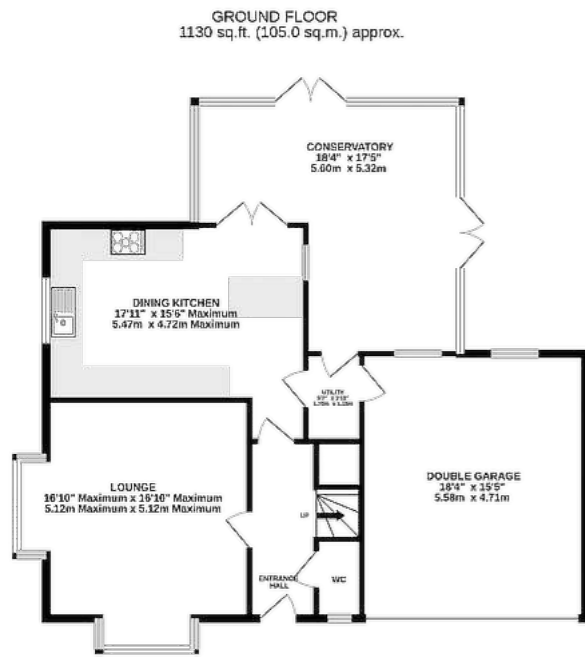












TOTAL FLOOR AREA: 1981 sq.ft. (184.0 sq.m.) approx.



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**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.

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.



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

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

### 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.

### 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.

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 marketing ability.

### MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

### 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.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price achieved

# OVER 7,000 OFFERS





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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