



**HINCHLIFFE  
HOLMES**



**64 MARA DRIVE**



#### **GROUND FLOOR**

Entrance Hall | Kitchen | Lounge - Dining Room | WC

#### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two | Bathroom

#### **OUTSIDE**

Parking | Gardens

# 64 MARA DRIVE

Delamere | CW8 2FT

Featuring on a prominent development in the centre of Delamere, this two-bedroom semi-detached property is beautifully presented throughout. Further benefits include a well-proportioned family lounge dining room alongside kitchen and separate ground floor W.C. before leading onto a private landscaped garden with off road parking.

Delamere is a picturesque village that is situated just off the A556. The particular property is located close to Delamere Forest. Delamere Forest provides a wonderful area for country walks and natural beauty. The forest also affords the cyclist a range of activities from quiet family rides to more adventurous mountain biking trails. For wider amenities the market town of Frodsham is found within 5 miles, the popular Northwich 7 miles, the historic city of Chester is 10 miles, whilst wider commercial centres including Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. There are excellent

railway links in the locality with Delamere Station being on the Chester to Manchester line. Further railway connections being found in nearby Runcorn, Chester and Crewe, all providing sub two hour inter-city services to London, Euston. For those seeking access to the roads the M56, M53, M6, A49 and A41 are all within close travelling distance thereby making daily commutes to Chester, Liverpool, Manchester, the Wirral and North Wales practical. Manchester and Liverpool International Airports are found within 40 minutes commute. Primary and secondary schooling is well provided for locally notably Delamere Academy (Primary and top 1% of schools in the country) 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.

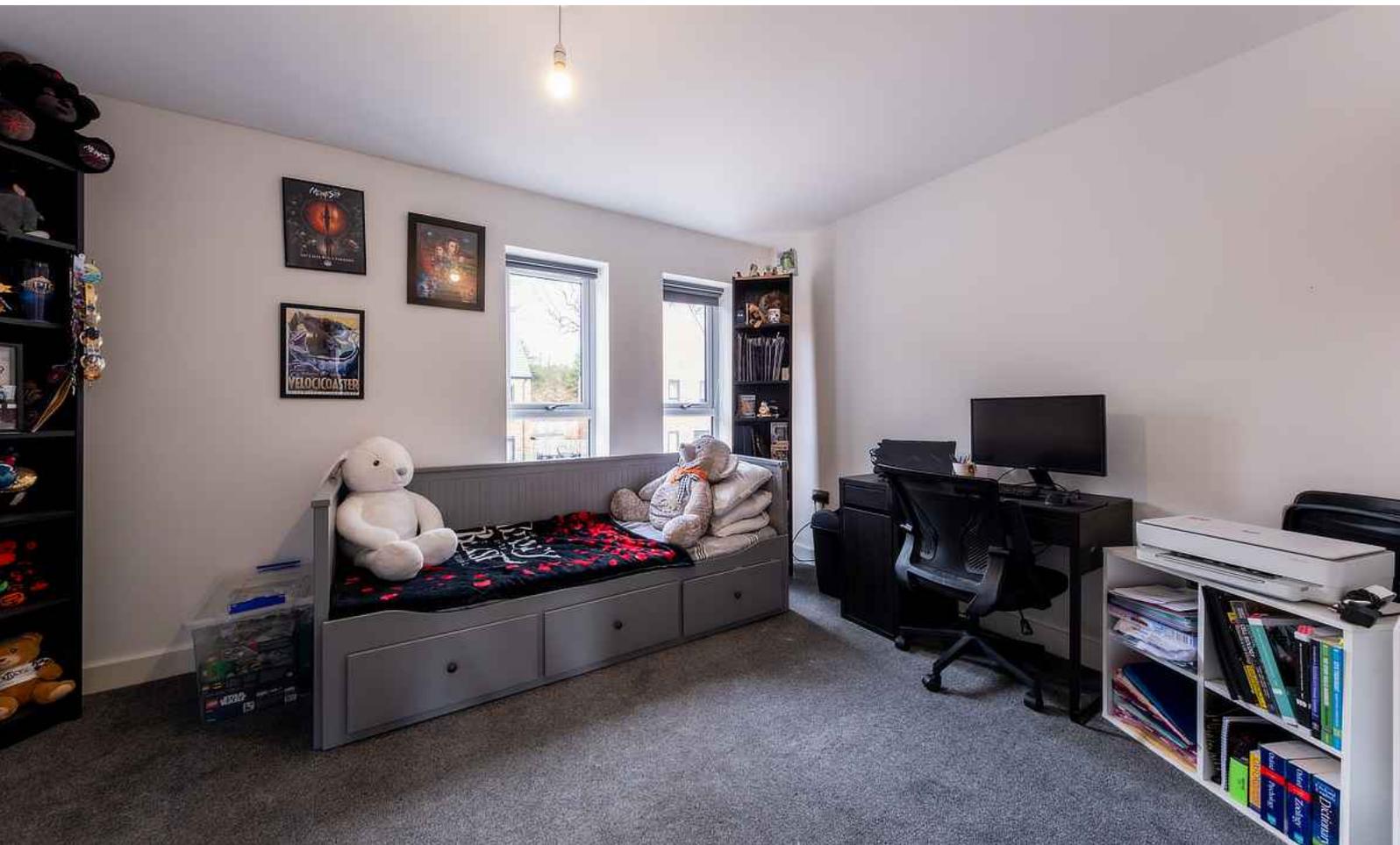










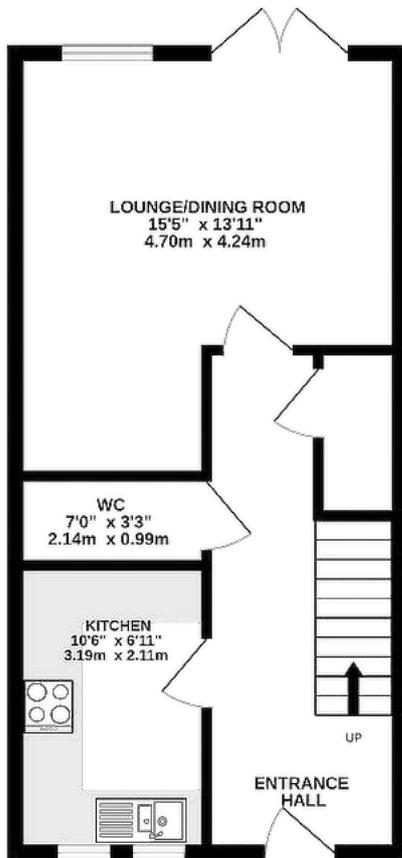




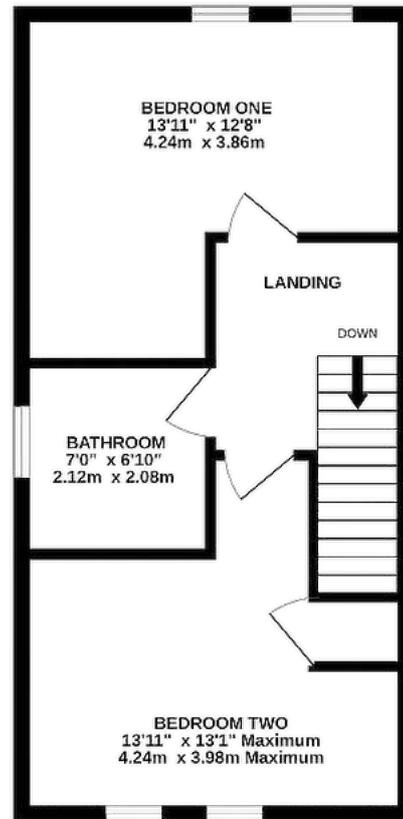




GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

#### 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 B.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.

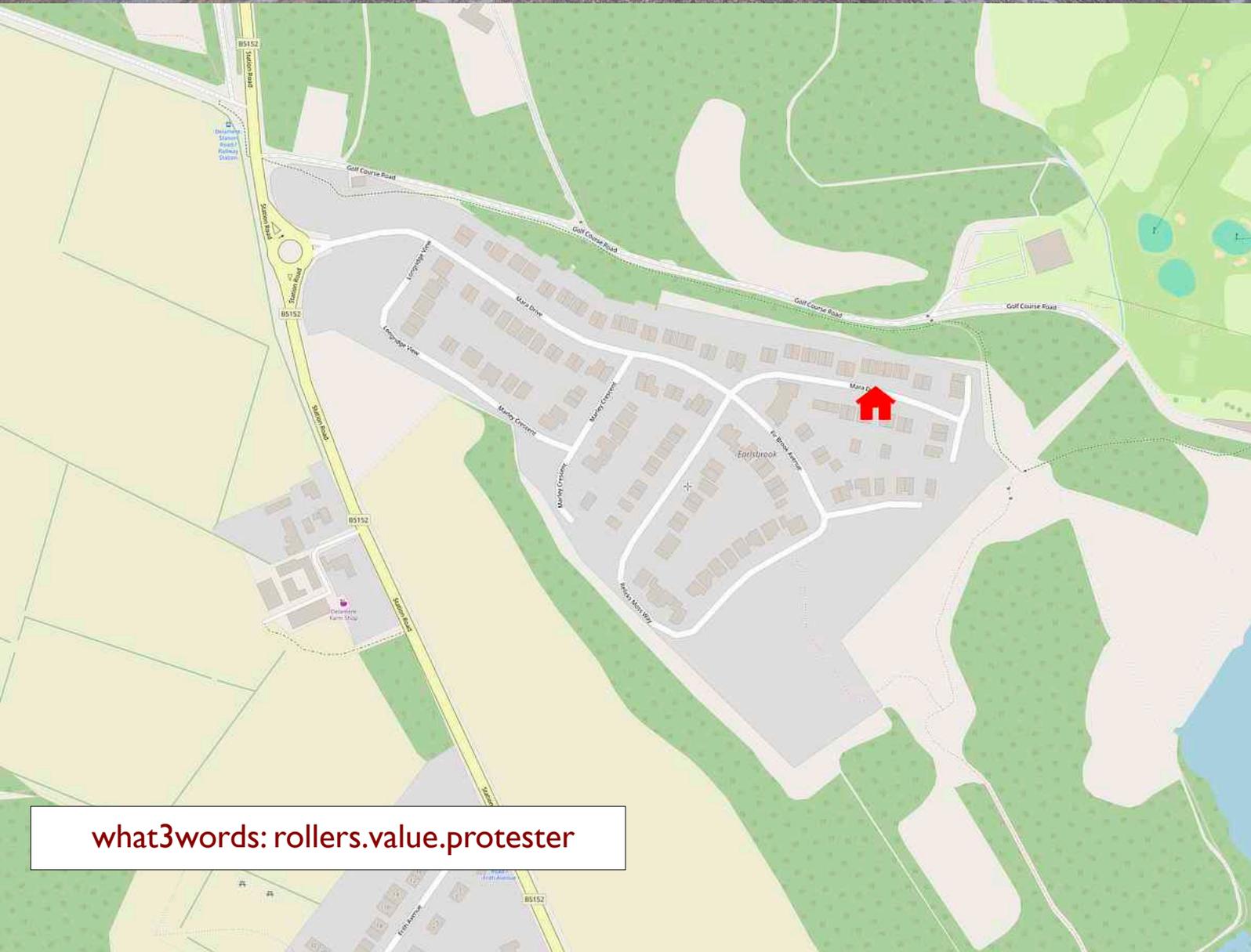
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: rollers.value.protester



**HINCHLIFFE**  
HOLMES

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 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.

## 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.

## 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**



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★

BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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BEST ESTATE AGENCY  
CHESHIRE

Ben Hinchliffe

2022-2023



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Hinchliffe Holmes

2023-2024



The **Negotiator**  
*Awards 2022*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



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AWARDS 2023

**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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