



|| THREEWAYS

Delamere Park | CW8 2XJ



11 THREEWAYS

Situated in a popular sought-after quiet location and positioned in the heart of Delamere Park, a well-presented, extended, and fully updated detached family home with superb flexible accommodation throughout. Landscaped private gardens, driveway providing off road parking for several vehicles and double garage.

The property is located on the desirable Delamere Park development which is surrounded by beautiful open countryside and offers its own private resident's facilities:-

- Well-equipped and landscaped children's play area.
- Tennis and Squash courts and Youth Club.
- Swimming Pool.
- Function room with Bar and Lounge Bar.

The area is perfect for the business traveller as the A49 and A556 can be accessed in less than five minute's drive and connects to the motorway networks where many

major commercial centres can be reached on a daily basis, such as Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In the nearby village of Cuddington there is a railway station (Manchester to Chester line) and local shops for essential needs. Rail links to London are accessible via Hartford Station which goes to Crewe Station for the connection. The nearest town is the market town of Northwich which provides a comprehensive range of national chain stores including a recently built Waitrose supermarket and retail outlet.

GROUND FLOOR

Porch
Lounge
Sitting Room
Breakfast Kitchen
Dining Room
WC

FIRST FLOOR

Landing
Bedroom One
 En-suite
 Dressing Room
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Double Garage - Utility Room
Parking
Gardens

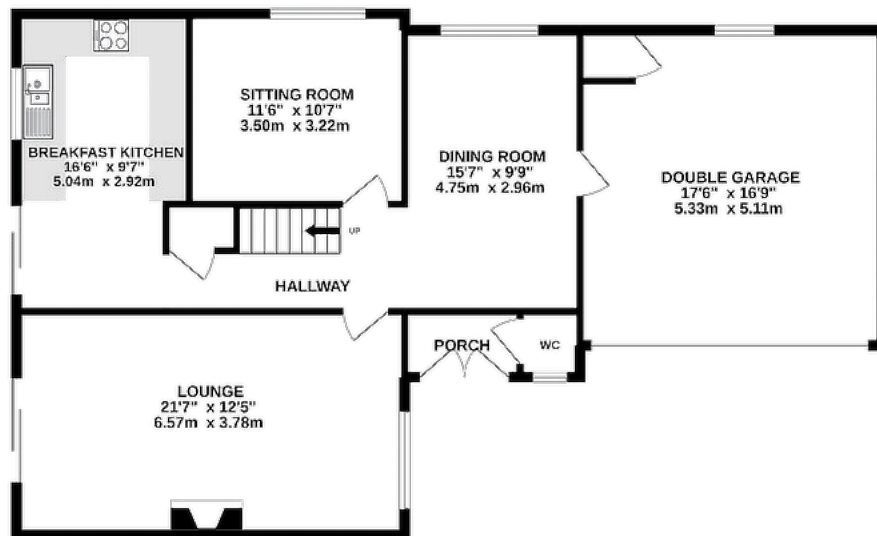




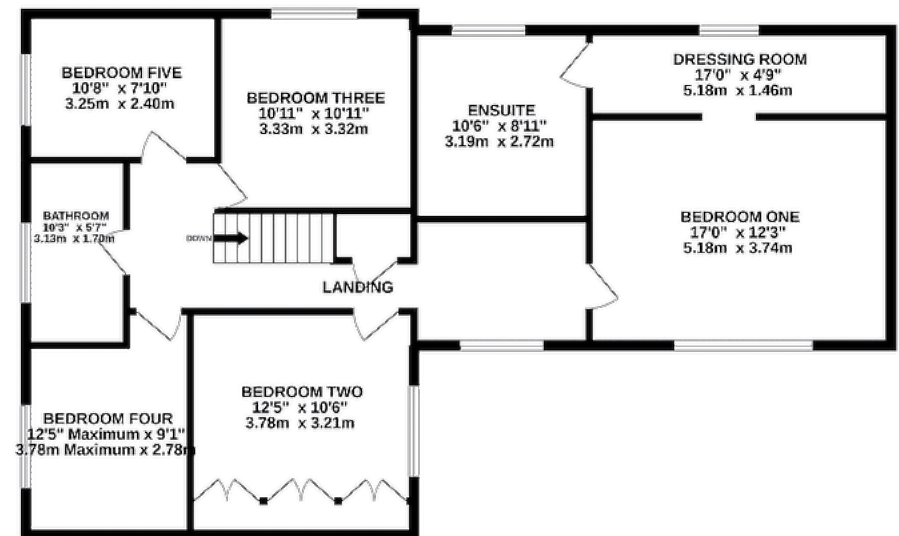




GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 sq.m.) approx.





TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas 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.

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