

51 DELAMERE PARK WAY WEST

DELAMERE PARK

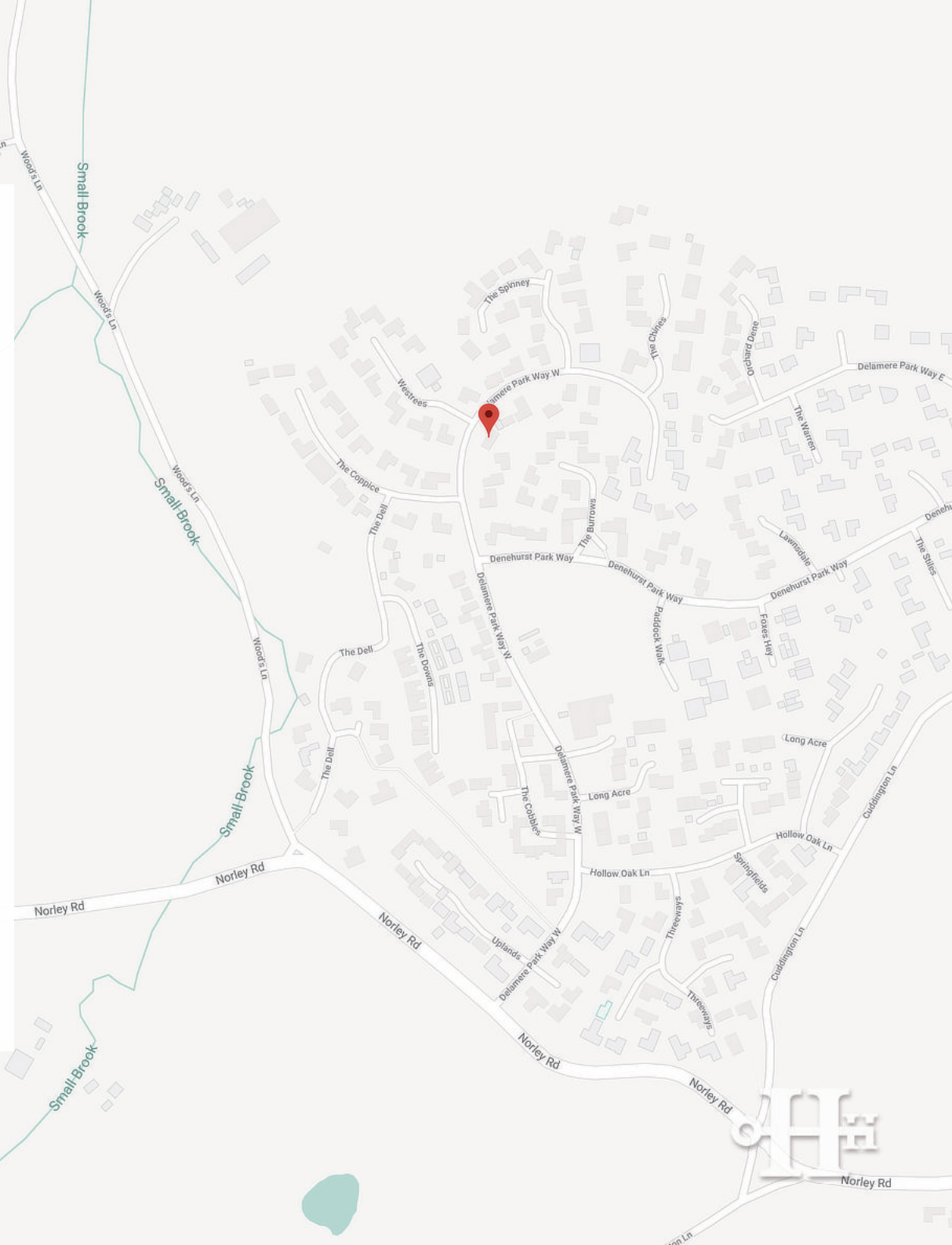


Situated in a popular sought-after quiet location and positioned in the heart of Delamere Park, an immaculately presented, extended, and fully updated detached family home with superb flexible accommodation throughout. Beautifully landscaped private gardens, driveway providing off road parking for several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

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

- . Well equipped and landscaped childrens 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 minutes 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

Entrance Hall
Dining Kitchen
Lounge
Garden Room
Utility Room
WC

FIRST FLOOR

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

OUTSIDE

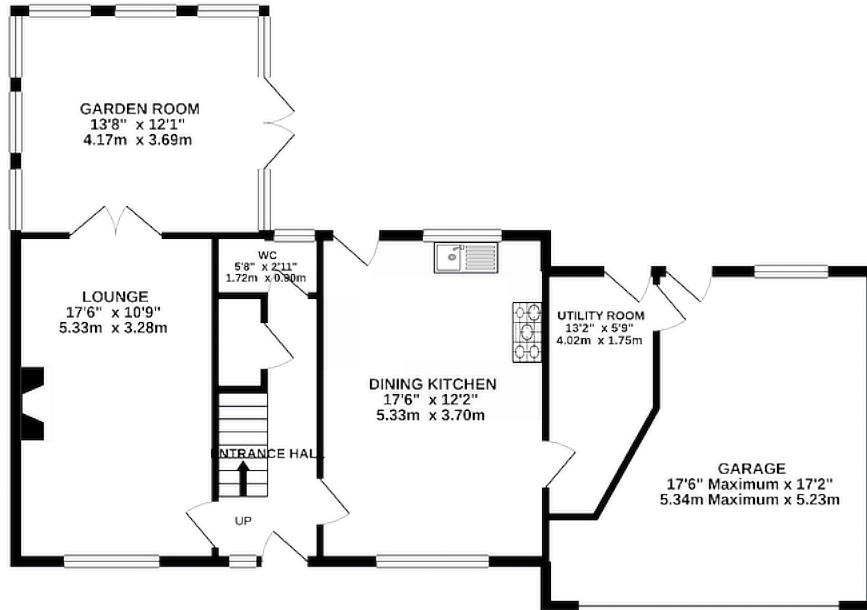
Gardens
Garage
Parking



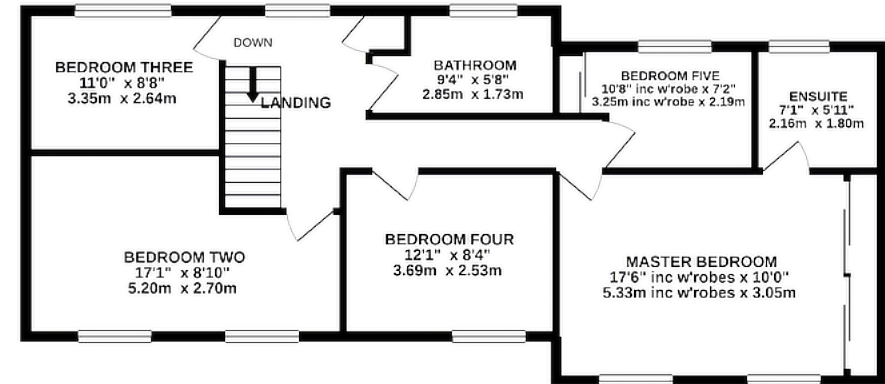




GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.7 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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