



51 DELAMERE ROAD | NANTWICH | CHESHIRE | CW5 7DF | OIRO £299,950



51 Delamere Road, Nantwich, Cheshire, CW5 7DF

An outstanding three bedroom, two bathroom, semi-detached town centre dormer bungalow, which has been extensively improved and updated, to provide first class accommodation finished to a high and exacting specification. Situated in a popular and sought after town centre development, being conveniently located within easy access of the centre's shops and amenities.

Briefly comprising; UPVC Porch, Hall, Bedroom Three/Study, Bathroom with Shower, Modern Kitchen with appliances and central heating boiler (installed 2017), Living Dining Room with electric stove and UPVC double glazed patio doors to sun canopy. First floor landing, Bedroom One with storage and Ensuite Shower/WC, Bedroom Two with storage. UPVC Double glazed doors, windows, soffits and fascia boards. Single Garage accessed via timber side gates. Excellent recently completed driveway extending to the rear. Lawned front garden & particularly attractive richly stocked rear garden with covered seating area & boasting a leafy outlook.

VIEWING IS STRONGLY RECOMMENDED

NO CHAIN





DIRECTIONS

Proceed out of town along Wellington Road and take the 3rd left turn into Parkfield Drive just past Afford Bond Chartered Accountants. Take the second right turn into Delamere Road and the property will be observed on the right hand side.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





LOCATION

Arguably one of the most sought after addresses in town, the lifestyle this opportunity gives prospective purchasers to buy into must be considered a rare opportunity. Nantwich Railway Station is approx. 5 minutes away together with Brine Leas Secondary School which is equally a short distance away and omits the need for a car for the school run. Also parks, the River Weaver and Shrewbridge Lake are within easy walking distance.

SCHOOLS

A high demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance, including Brine Leas County Secondary School, Weaver Primary School, St Annes Catholic Primary School, Stapeley Broad Lane Primary School and Pear Tree Primary School.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

PORCH ENTRANCE

UPVC Double glazed window panels and external doors, internal UPVC double glazed door and side panel, laminate floor covering.

ENTRANCE HALL

Radiator, staircase to first floor with two under stairs cupboards. Laminate floor covering, telephone point.





LIVING DINING ROOM (L SHAPED)

The focal point is provided by slate edged and slate hearth fireplace with an electric stove effect fire with a solid oak mantle beam over, front UPVC double glazed window, rear UPVC double glazed double opening patio doors and opening top light side windows, ceiling coving, 2 ceiling light points, 2 radiators, wall light point, 2 TV points.





KITCHEN

Modern white fronted units to three elevations providing extensive worktop surfaces with numerous cupboards and drawers beneath. Inset white glazed single drainer sink unit with mixer tap over, space for under counter appliances. Fitted Appliances include:- Induction hob, electric double oven and grill, stainless steel canopy hood, built in dishwasher. 'Intergas' combination central heating boiler (new November 2017). UPVC double glazed windows and side exterior door, wood effect vinyl floor covering.





BATHROOM

Recently refurbished with new fittings comprising panel bath with fitted screen and thermostatic shower, chrome heated towel rail, vanity wash hand basin, fitted cupboards and enclosed cistern, WC, fully tiled walls, vinyl floor covering, shaver socket, 2 UPVC double glazed windows, ceiling spot lights, extractor fan.

BEDROOM THREE / STUDY

UPVC Double glazed window, radiator.



FIRST FLOOR LANDING

UPVC Double glazed dormer windows.

BEDROOM TWO (DOUBLE)

UPVC double glazed dormer window. Radiator. Under eaves storage space.



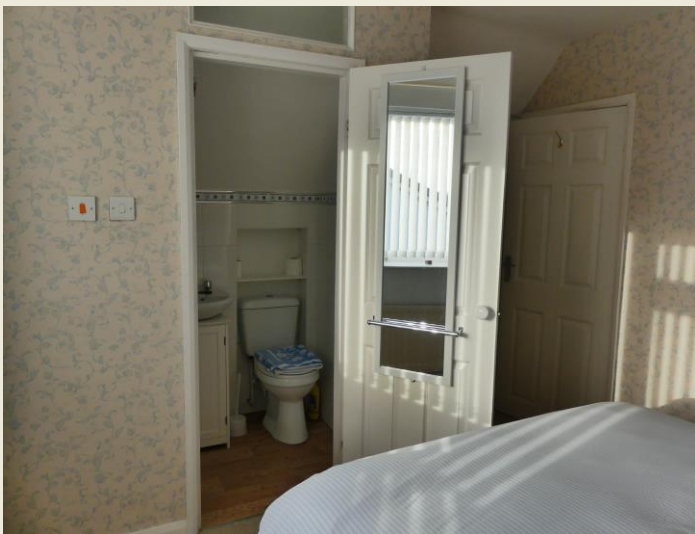


BEDROOM ONE (DOUBLE)

UPVC Double glazed window, built in wardrobe with shelving, access to under eaves storage and loft.

ENSUITE SHOWER ROOM

Tiled cubicle with 3/4 shower door and electric shower, fitted vanity wash hand basin, close coupled WC, fully tiled walls, extractor fan.



EXTERIOR

(SEE PLAN EDGED RED)

Generous and beautifully presented landscaped gardens. Superbly appointed and recently undertaken double section driveway. Front lawn section with well stocked borders, hedging, flowers, shrubs and trees. External power point. Timber double gates give access to side driveway. Extensive paved patio areas and separate seating area. UPVC sun canopy with steps to patio doors. Cold water tap. Landscaped and lawned gardens with island borders and deep flowering and herbaceous borders. Mature shrubs and trees.
NOTE : UPVC soffit and fascia boards.

EPC RATING: D

COUNCIL TAX BAND: C



SERVICES

All mains water, gas, electricity & drainage are connected (subject to statutory undertakers costs & conditions).

Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

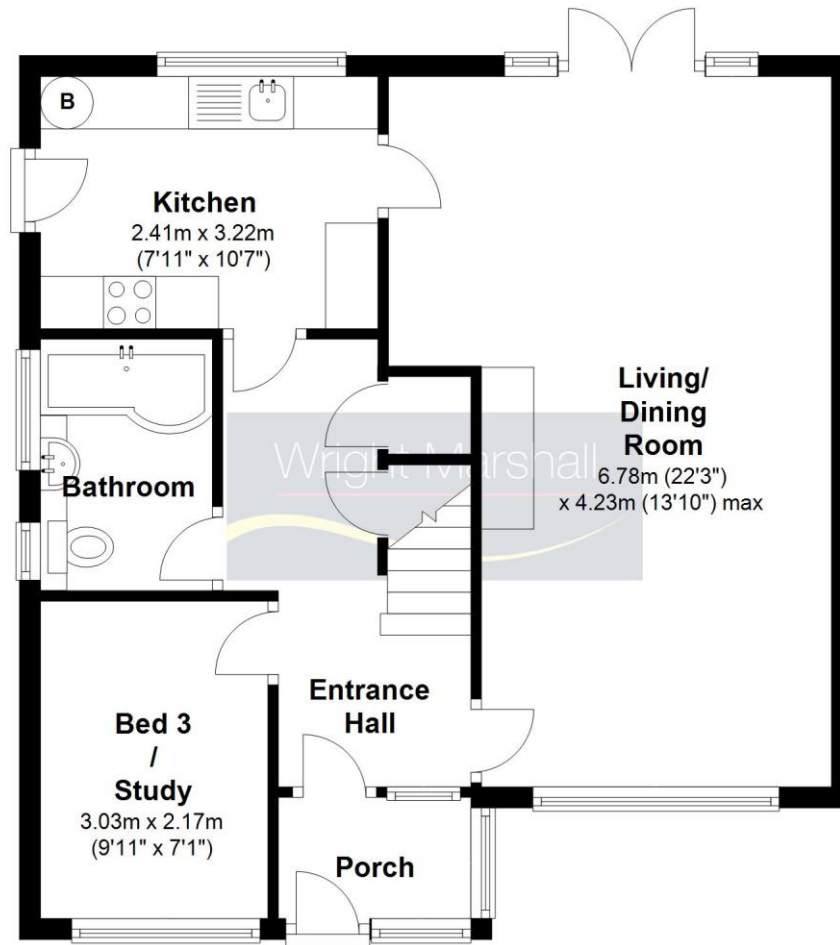
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





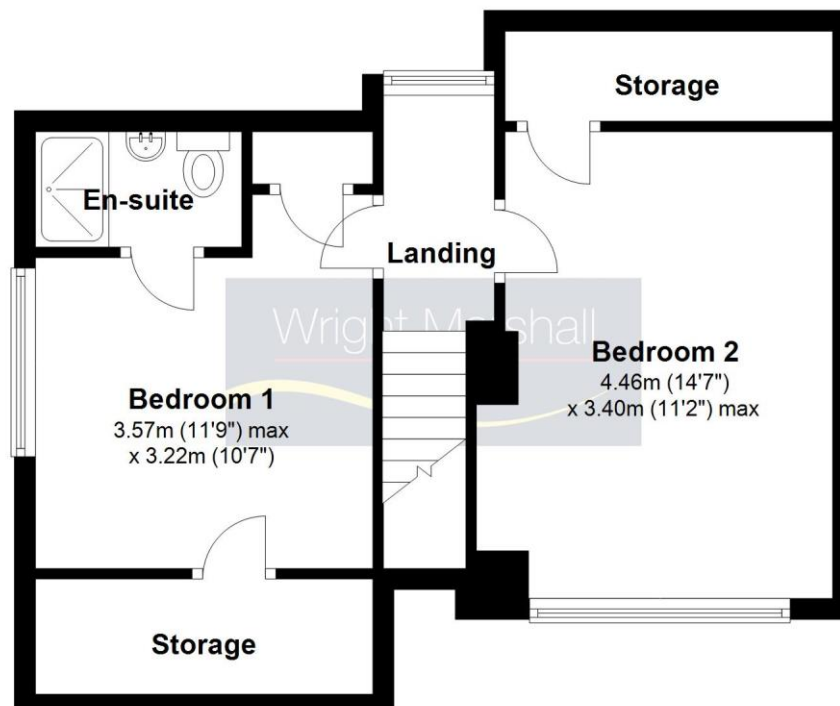
Ground Floor

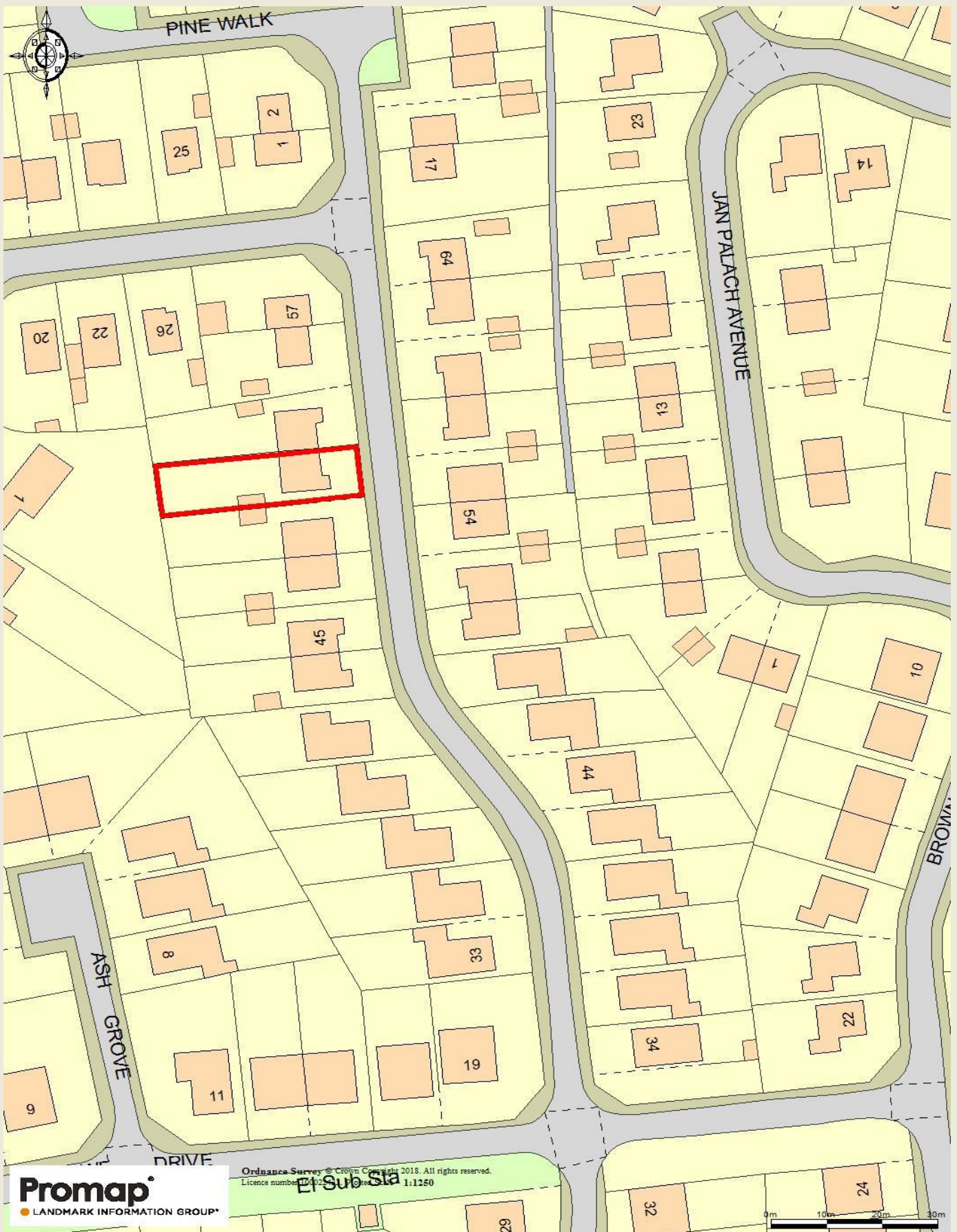
Approx. 56.3 sq. metres (605.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)





Wright Marshall
Estate Agents

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