



Wright Marshall
Estate Agents

63 STATION ROAD, DELAMERE, NORTHWICH
CW8 2HZ

£395,000



Station Road, Delamere is an outstanding residential location renowned for its generous plot sizes, superb views and walking distance proximity to Delamere Forest.

This mature three bedroom semi-detached house which is presented throughout to a very high standard briefly comprises; entrance hall, living room, study, open-plan kitchen/dining/ family room with double doors onto the rear garden, rear hall, utility room, landing, principal bedroom, bedroom two, bedroom three and well-appointed family bathroom with modern white suite Externally there is a large parking area to the front offering ample off road parking leading to a large double garage with electric garage doors. To the rear is an exceptional garden laid mainly to lawn with patio areas. If you are looking for a delightful family home then we would strongly urge you to view.

LOCATION

Delamere is a picturesque village that is situated just off the A556 Chester to Manchester Road. The particular property is located in the heart of Delamere Forest. Delamere Forest is Cheshire's largest area of woodland and 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 being within walking distance. Further railway connections being found in nearby Runcorn, Chester and Crewe, all providing sub two hour inter-city services to 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) 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. Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate Tarporley, Frodsham, Helsby. There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and major football clubs at Manchester, Liverpool and Bolton



HALL

3'5" x 3'1" (1.04m x 0.94m)

UPVC double glazed door with glazed insert and gold door furniture. Ceiling light point. Doors through to the reception hallway and useful understairs storage cupboard.



RECEPTION HALL

9'11" x 9'8" max (3.02m x 2.95m max)

Ceiling light point and coved ceiling. Radiator. Telephone point.. Doors through to living room, study and family/dining kitchen. Staircase rising to the first floor.



LIVING ROOM

15' x 13'9" into the bay window (4.57m x 4.19m into the bay window)

UPVC double glazed bay window with far reaching views. Coved ceiling. Ceiling light point. Picture rail. Two radiators. Aerial point. Woodburning stove with granite hearth.



STUDY

8'9" x 7'11" (2.67m x 2.41m)

UPVC double glazed window overlooking the side and front. Ceiling light point. Radiator. Picture rail.

LIVING/DINING/FAMILY ROOM

18'2" x 22'6" max (5.54m x 6.86m max)

A good sized open plan room with double doors onto the rear garden with wood effect tiled floor. Inbuilt alcove storage cupboards. Feature woodburning stove with tiled hearth. Aerial point. Coved ceiling. Two ceiling light points and opening through to the kitchen.



KITCHEN

A selection of wall and base units incorporating drawers and cupboards with granite effect laminated worktops and tiling to work surface areas. Inset single composite CDA black sink and drainer unit with chrome mixer tap. Fitted Rangemaster with five ring touch induction hob and chimney style extractor hood above. Integrated fridge. Windows overlooking the side and rear and doors through to the rear hallway.

Useful cupboard housing the oil combi boiler (three years old)



REAR HALLWAY

9'2" x 2'11" (2.79m x 0.89m)

UPVC double glazed door with obscured glass through to the rear garden and doors through to the front. Doors through to utility room and large double garage.

UTILITY ROOM

8'2" x 4'10" (2.49m x 1.47m)

Wall mounted wash hand basin with chrome taps. Spaces for washing machine, dryer, tall fridge, tall freezer and washing machine. Ceiling light point.

FIRST FLOOR

Two windows with obscured glass overlooking the side. Ceiling light point. Loft hatch. Radiator. Doors through to principal bedroom, bedroom two, bedroom three and family bathroom.

LANDING

9'10" x 9'7" (3.00m x 2.92m)

PRINCIPAL BEDROOM

15' x 12' into the bay max (4.57m x 3.66m into the bay max)

A UPVC double glazed window with decorative glass with far reaching views overlooking the front. Ceiling light point. Radiator. Coved ceiling. Picture rail.



BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m)

Window overlooking the rear garden. Ceiling light point. Radiator. Picture rail.



BEDROOM THREE

9'10" x 8'9" (3.00m x 2.67m)

Window overlooking the front. Ceiling light point. Radiator. Aerial point and picture rail.

FAMILY BATHROOM

9'7" x 4'9" (2.92m x 1.45m)

A well appointed three piece suite in white with chrome style fittings comprising bath with chrome central mixer tap with canopy shower and separate shower attachment. Shower screen. Low level WC with dual flush. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Floor tiles. Chrome ladder style heated towel rail. Ceiling extractor. Ceiling light point. Window with obscured glass overlooking the front.



EXTERNAL

To the front of the property there is a large slate parking area with ample space for turning around with fully stocked mature borders to the front leading to a double garage with electric doors.

To the rear the property is of a very generous size laid mainly to lawn with paved patio area with steps leading up to a lawned garden. The rear garden is of a very generous size and benefits from a sunny aspect.



DOUBLE GARAGE

20'2" x 17'11" (6.15m x 5.46m)

Double electric up and over garage door. Strip lights. Power points. Window overlooking the rear garden. Door through to the utility room. Useful car pit



SERVICES

We understand that mains water, electricity, oil heating and drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office.

TENURE

We believe the property is freehold tenure

ROUTE

From our office in the centre of Tarporley take a right turn out of the village in the direction of Chester and proceed until reaching a roundabout. At the roundabout take the third exit onto the A49 Warrington. Proceed up the dual carriageway then the road returns to single file. Take a left onto the B5152 (Stable Lane) and proceed until reaching the crossroads. At the crossroads carry straight on. Proceed until reaching a further set of crossroads and again proceed straight on. Pass Delamere Stores on the left hand side and the subject property is located a little further along on the left hand side of the road clearly identified by a Wright Marshall for sale board.

ANTI MONEY LAUNDERING

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

AGENTS NOTES

Please note that all dimensions and floor plans are approximate and should be used for guidance only

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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