



Wright Marshall
Estate Agents

**111 STATION ROAD, DELAMERE, NORTHWICH
CW8 2HZ**

£550,000



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

Wright Marshall is excited to offer for sale this mature, three bedroom detached dormer-bungalow built in the early 1950s which has been greatly extended over the years and offers excellent adaptable accommodation set over two floors. The accommodation which is immaculately presented briefly comprises: entrance hallway, reception hallway with useful storage cupboards, living room, morning room with built-in bookcases and feature fireplace, sitting room, garden room with double doors onto the garden, well-appointed kitchen, utility room, two bedrooms and well-appointed family bathroom to the ground floor. To the first floor, the existing vendors currently use the space as a study, principal bedroom, dressing room and en-suite shower room.

Externally, the property is set within a large plot extending to 0.41 acres. The property is approached via a gravel driveway that provides ample off-road parking. The rear garden is of a very generous size laid mainly to lawn with fully stocked mature borders, shrubs and trees. The garden is fully enclosed and enjoys an excellent degree of privacy and a sunny aspect. The property has the added benefit of a garage and a further outbuilding.

If you are looking for a excellent family property then we would highly advise you to view this property.

LOCATION

Delamere is a picturesque village that is situated just off the A556 Chester to Manchester Road. The particular property is located at the edge 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 are 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, 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 and 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.

PORCH

5'10 x 4' (1.78m x 1.22m)

Wooden door with glazed inserts and gold door furniture. Window to the side and front. Coved ceiling. Floor tiles. Wooden door with glazed side panel to inner hall.

RECEPTION HALLWAY

Window to the side, three ceiling light points, one wall light, coved ceiling, radiator, part wood effect flooring, three door useful storage cupboard with rails and shelving and overhead cupboards. Doors through to bedroom two, bedroom three, family bathroom, morning room and living room.



MORNING ROOM

10' x 15' (3.05m x 4.57m)

Parquet wood flooring. Radiator. Beams. Built-in storage bookcases. Four wall lights. Aerial point. Wood burning stove with brick and slate hearth, opening through to the kitchenette part of the morning room with window overlooking the rear garden. Floor tiling. Wall and base level Shaker style units in sage colour with double circular stainless steel sink unit with chrome mixer tap. Woodblock work surfaces. Feature beams. Door through to the garden room.



GARDEN ROOM

17'8 x 9'6 (5.38m x 2.90m)

Floor tiling. Radiator. Two double wall lights. Ceiling light point with fan and lighting. Double doors to outside and living room and door through to the kitchen.



KITCHEN

12'5 x 14'4 (3.78m x 4.37m)

A selection of cream Shaker style wall and base level units incorporating drawers and cupboards with wooden handles. Wood block work surfaces. Bowl and a half stainless steel sink unit with double drainer and chrome mixer tap. Integrated oven and grill. Electric hob with concealed extractor above and stainless steel splashback. Space for dishwasher. Door through to a useful shelved pantry. Breakfast bar. Strip light. Quarry floor tiles. Door to the utility room. Window to the garden room. Radiator.



UTILITY

11'11 x 6'7 (3.63m x 2.01m)

A selection of wall and base level units with granite effect laminated worktops. Double stainless steel sink unit with chrome mixer tap. Tiling to work surface areas. Space for multiple electrical appliances. Strip light. Window through to the conservatory. Window to the rear garden opening through to the rear hall. Radiator and Tempest heat pump water cylinder.

WC

3'10 x 3'2 (1.17m x 0.97m)

Quarry floor tiling. Low level WC. Coved ceiling and ceiling light point.

REAR HALL

3'5 x 6'1 (1.04m x 1.85m)

Quarry floor tiling. Window overlooking the garden. Wooden door to outside with glazed panels. Double opening storage cupboard incorporating rails and shelving. Ceiling light point.

LIVING ROOM

13'01 x 15'1 (3.99m x 4.60m)

Window overlooking the front with secondary glazing. Coved ceiling. Radiator. Ceiling light point. Telephone point. Staircase rising to the first floor and doors through to the sitting room and double doors to the garden room. Two wall lights.



SITTING ROOM

19'1 x 8'11 (5.82m x 2.72m)

A dual aspect room with windows to the front and rear. Radiator. Coved ceiling. Three wall lights and two spotlights. Aerial point.



BEDROOM 2

12'4" x 10'2" (3.76m" x 3.10m")

Window to the front with secondary glazing. Ceiling light point. Coved ceiling. Radiator. Two double wardrobes incorporating rails and shelves.

BEDROOM 3

9'11" x 7'7" max (3.02m" x 2.31m" max)

Window overlooking the rear with secondary glazing. Ceiling light point. Radiator. Coved ceiling.

FAMILY BATHROOM

6'9" x 6'3" (2.06m" x 1.91m")

A well appointed three-piece suite in white with chrome style fittings comprising corner bath with chrome mixer tap and shower over, low-level WC with dual flush and concealed cistern, wash hand basin with chrome mixer tap and useful storage cupboards beneath. Wall mounted mirror and spotlights. Coved ceiling. Ceiling light point. Two chrome ladder style heated towel rails. Secondary glazed window with obscured glass overlooking the garden. Vinyl effect flooring. Partially tiled walls.

FIRST FLOOR

The first floor allows for a variety of uses to include one large principal suite or currently used as a large study, bedroom, dressing room and ensuite

STUDY

12'2 x 19'4 (3.71m x 5.89m)

Wooden window with delightful views and secondary glazing. Two ceiling light points. Two radiators. One wall light. Feature beams. Door through to bedroom one.

PRINCIPAL BEDROOM

12'2 x 8'11 (3.71m x 2.72m)

Ceiling light point. Two wall lights. Radiator. Two built-in low-level units, two built-in wardrobes incorporating rails and shelving. Feature beams opening through to the dressing room.

DRESSING ROOM

8'3 x 3'11 (2.51m x 1.19m)

Two spotlights. Beams. Opening to ensuite.

EN-SUITE

11'10 x 6'7 (3.61m x 2.01m)

UPVC double glazed window to rear and side with delightful views over the garden. Two sink units with chrome mixer tap and useful storage cupboards beneath. Low level bidet with chrome mixer tap. Shower with glazed door. Two radiators. Three spotlights. Door to WC. Exposed wooden floors. Wall mounted mirror.

EXTERNAL

Station Road occupies a delightful position with stunning views to the front over open countryside. To the front, there is a large gravelled drive providing ample off road parking enclosed by established hedging, mature trees and shrubs. To the rear the garden is a particular feature being of a very generous size, a large terrace with steps up to two lawn areas with fully stocked mature borders, vegetable and fruit plots and a small greenhouse. The property has the added benefit of a number of external outbuildings.

GARAGE

23'2 x 11' (7.06m x 3.35m)

Double opening doors, power points, two strip lights and an additional large covered area to the rear.

SERVICES

We understand that mains water, electricity and drainage are connected. Air source heating via air source heat pump which was installed in 2020. Photo Voltaic panels were installed in 2010.

VIEWING

By appointment with the Agents' Tarporley Office.

TENURE

We believe this property to be freehold tenure.

DIRECTIONS

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 (AML)

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.





Area: 0.4162 acres (1684.25 m²)

81.7m

FRITH AVENUE

STATION ROAD

Oak Lea
Hafan y Coed

LB

2

115

113

103



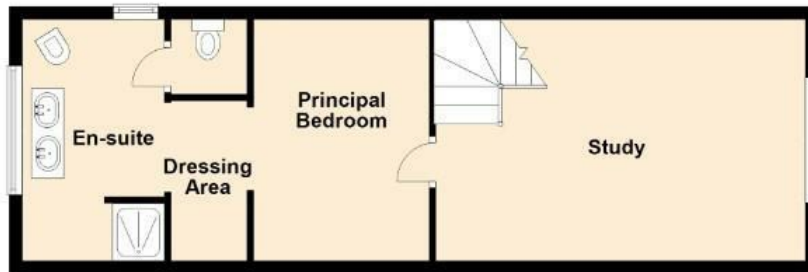
Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432



Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	

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



Wright Marshall
Estate Agents

