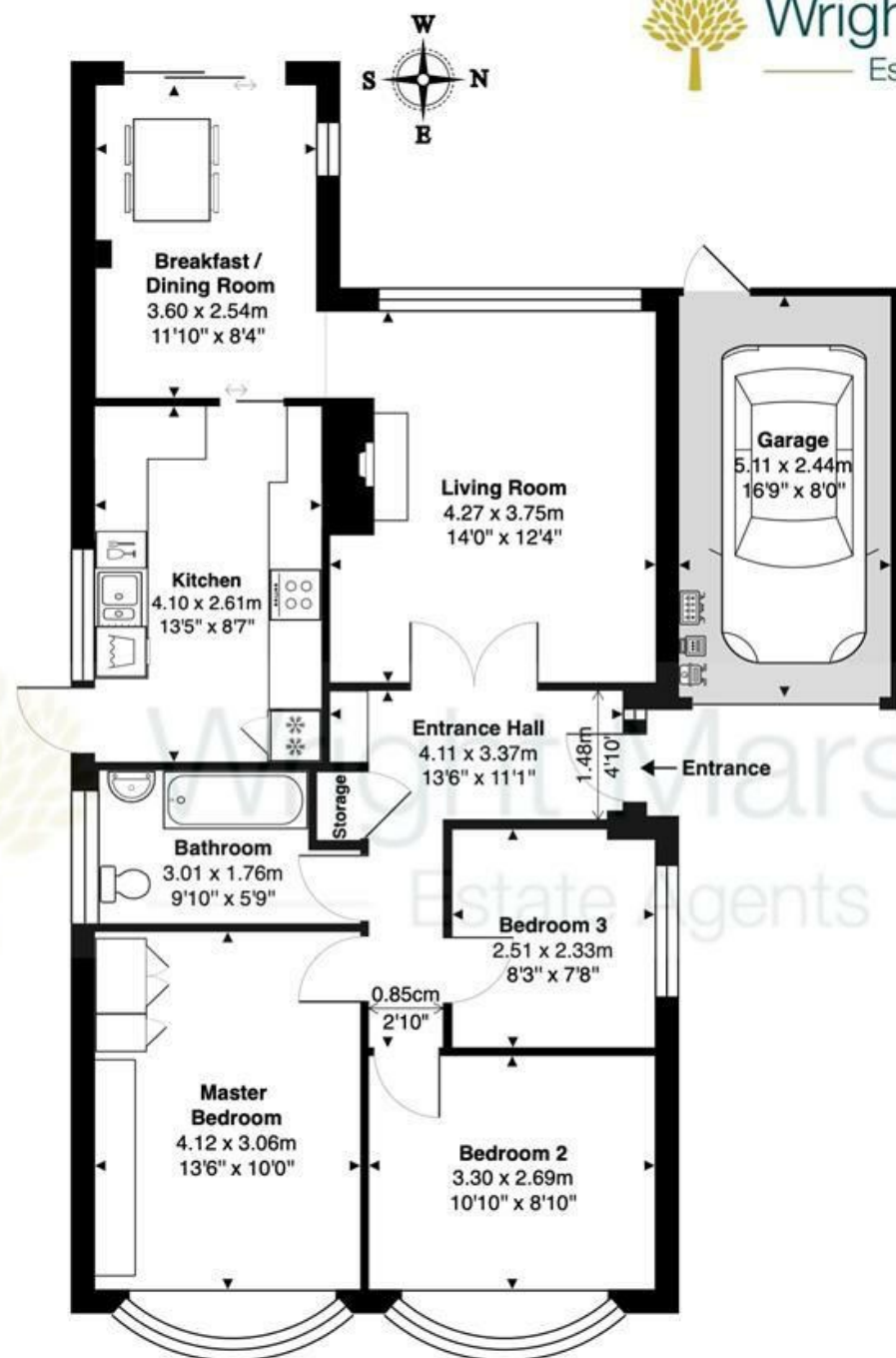




35 DELAMERE ROAD, NANTWICH, CHESHIRE, CW5 7DF

Approximate Gross Internal Area: 92.8 m² ... 999 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A tremendous three bedroom detached true bungalow nestled in a popular location within Nantwich. This superb enlarged three-bedroom property presents an exceptional opportunity for those seeking a comfortable and spacious home with the ease of single storey accommodation. A single garage complements the property, along with a generous driveway. One of the standout features of this delightful bungalow is its wonderful mature gardens. The gardens are a true testament to the property's charm and appeal. Situated in an excellent town centre position, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities.

NO CHAIN

DESCRIPTION

Nestled on Delamere Road in the charming town of Nantwich, Cheshire, this superb enlarged three-bedroom detached true bungalow presents an exceptional opportunity for those seeking a comfortable and spacious home. With no chain involved, this property is ready for you to move in and make it your own.

The bungalow boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. A single garage complements the property, along with a generous driveway that offers convenient off-road parking. One of the standout features of this delightful bungalow is its wonderful mature gardens. These outdoor spaces are perfect for enjoying the tranquillity of nature, hosting gatherings, or simply unwinding after a long day. The gardens are a true testament to the property's charm and appeal.

Situated in an excellent town centre position, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. Nantwich is known for its rich history and vibrant community, making it an ideal location for families and individuals alike. In summary, this detached bungalow on Delamere Road is a rare find, combining spacious living with beautiful outdoor areas and a prime location. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the chance to view this wonderful home.

NO CHAIN

DIRECTIONS

Proceed from Nantwich town centre, south on Wellington Road / Audlem Road (A529) and proceed over the level crossing. Turn left into Delamere Road and continue with the property being observed on the left hand side.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

13'6 x 11'1 (4.11m x 3.38m)

LIVING ROOM

14'0 x 12'4 (4.27m x 3.76m)

DINING AREA

11'10 x 8'4 (3.61m x 2.54m)

KITCHEN

13'5 x 8'7 (4.09m x 2.62m)

BATHROOM

9'10 x 5'9 (3.00m x 1.75m)

BEDROOM ONE

13'6 x 10'0 (4.11m x 3.05m)

BEDROOM TWO

10'10 x 8'10 (3.30m x 2.69m)

BEDROOM THREE

8'3 x 7'8 (2.51m x 2.34m)

ATTACHED SINGLE GARAGE

16'9 x 8'0 (5.11m x 2.44m)

EXTERIOR

The superb property boats delightful gardens with a charming front lawned garden & borders.

There is an attached single garage along with a generous driveway that offers highly convenient off-road parking. One of the standout features of this delightful bungalow is its wonderful mature rear garden being of a very pleasant size indeed & benefitting not being directly overlooked at the rear. There are various planted borders, specimen shrubs & trees, shed, summerhouse and a super size entertaining patio. These outdoor spaces are perfect for enjoying the tranquillity of nature, hosting gatherings, or simply unwinding after a long day. The gardens are a true testament to the property's charm and appeal.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

Mains water, gas, electricity & drainage are either connected or available locally (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

Presumed 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 & PLANS

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.