

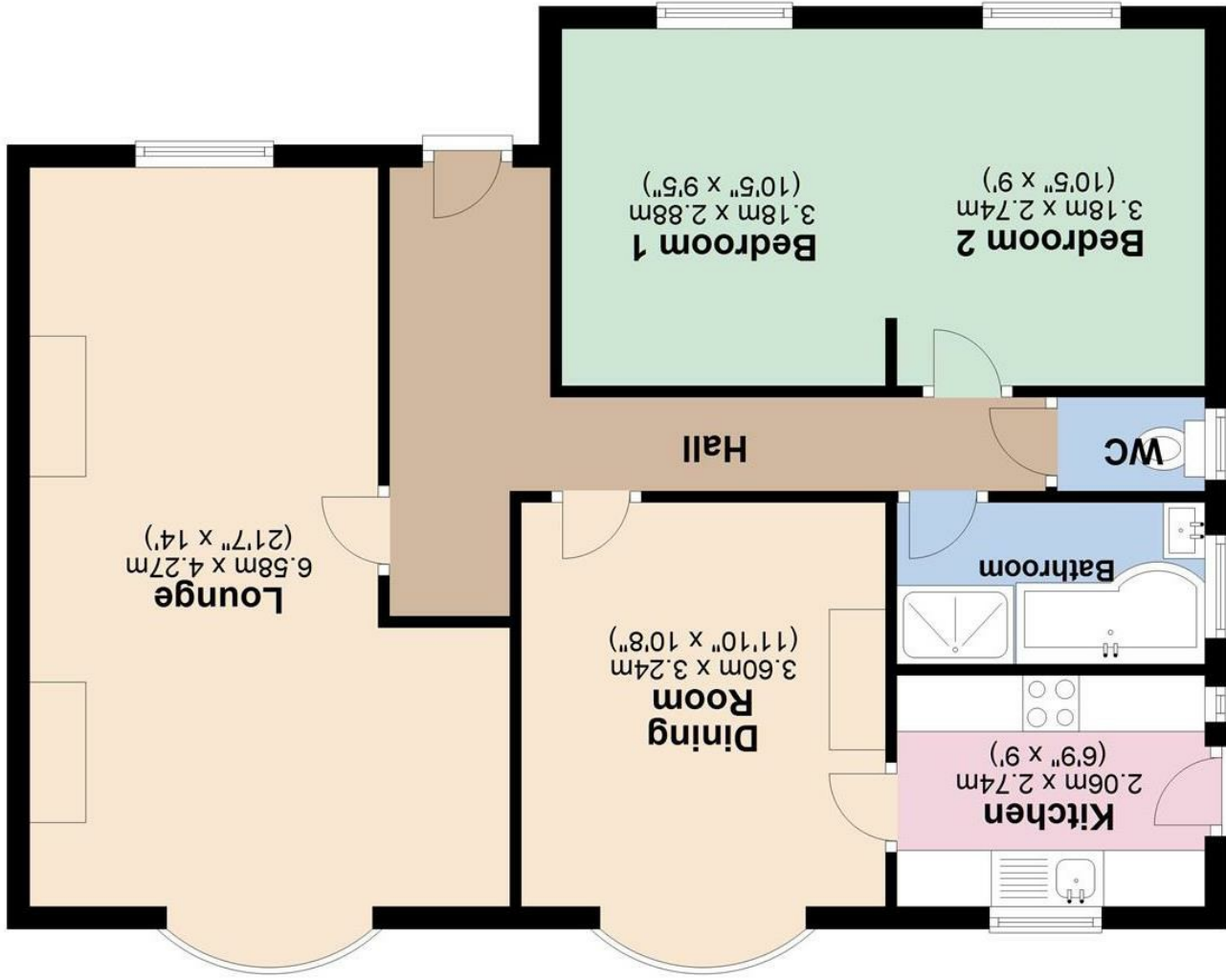
MISREPRESENTATION ACT 1967.

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.

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

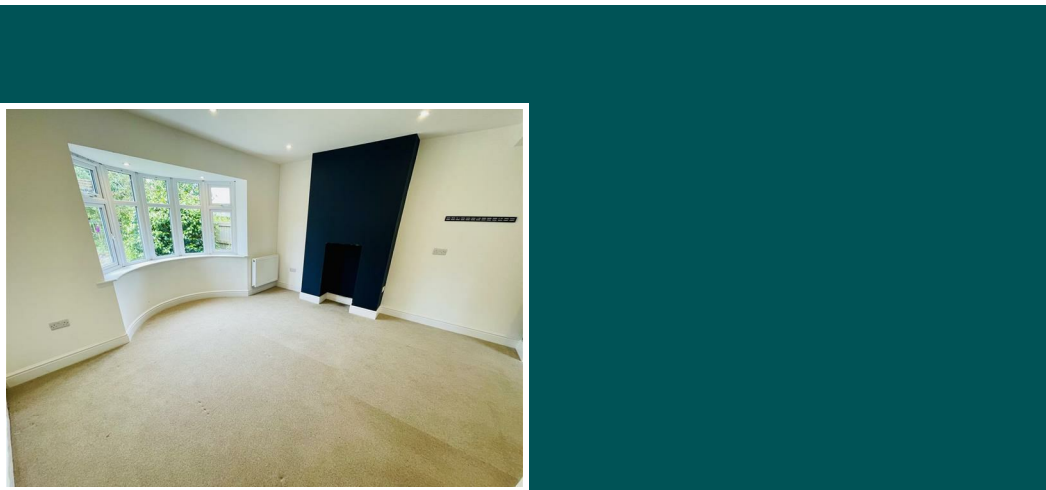
Total area: approx. 76.4 sq. metres (822.7 sq. feet)



Ground Floor  
Approx. 76.4 sq. metres (822.7 sq. feet)



OFFERS OVER £350,000



WESTERLY  
WASTE LANE  
OAKMERE  
NORTHWICH  
CW8 2HG



COUNCIL TAX BAND: D



A recently refurbished two bedroom bungalow with a good sized garden in a popular location with excellent road networks

### Description

Purchased by the current vendor three years ago this property has since been refurbished creating the perfect opportunity for downsizers looking for a sizeable plot.

Westerly is a semi-detached bungalow with potential to extend, located on a mature residential road within close proximity to Oakmere Lake and Delamere Forest.

The property has recently undergone a scheme of improvements with a newly replaced kitchen and bathrooms, re-skimmed plaster throughout, replacement solid wood doors and attractive stone effect tiling which runs from the reception hall into the dining room, kitchen and bathroom.

Accommodation has adapted to suit the sellers requirements which includes removing the dividing wall between the two bedrooms which could easily be put back if it's the buyers preference.

The kitchen is fitted with an attractive range of midnight blue shaker style cabinets with contrasting wooden worktops and built in appliances including a fridge/freezer, oven, electric hob and family sized dishwasher.

The dining room adjoins the kitchen with stone effect tiled flooring, a feature dual burner and a large double glazed bay window to the rear aspect.

The dual aspect lounge measures over 20 ft by 14 ft with a large double glazed bay window to the rear aspect and a double glazed window to the front aspect.

The modern three piece bathroom has been fitted with beautiful sandstone effect wall tiles and has a frosted double glazed window to the side aspect.

Externally the property has ample off road parking with a long driveway running along the side aspect, both the front and the rear garden are completely lawned with potential to extend to the rear aspect.

Oakmere village is located on the A556 Chester to Manchester Road approximately 7 miles from Frodsham and 5 miles from Tarporley. The village boasts a couple of pubs, The Abbey Arms and the Fishpool Inn and an excellent convenience store which is around a 10 minute walk. Delamere train station is conveniently located a short drive away connecting commuters to Chester and Manchester.

