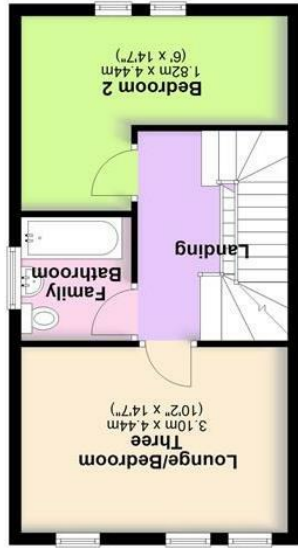


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

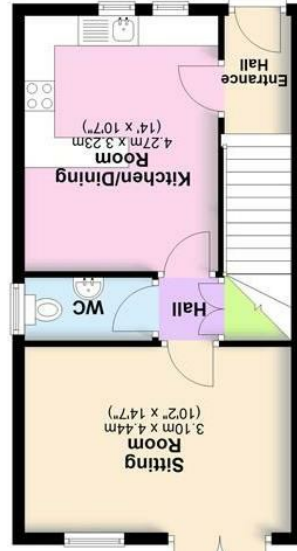
Total area: approx. 103.1 sq. metres (1110.1 sq. feet)



Second Floor
 Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor
 Approx. 36.3 sq. metres (412.6 sq. feet)



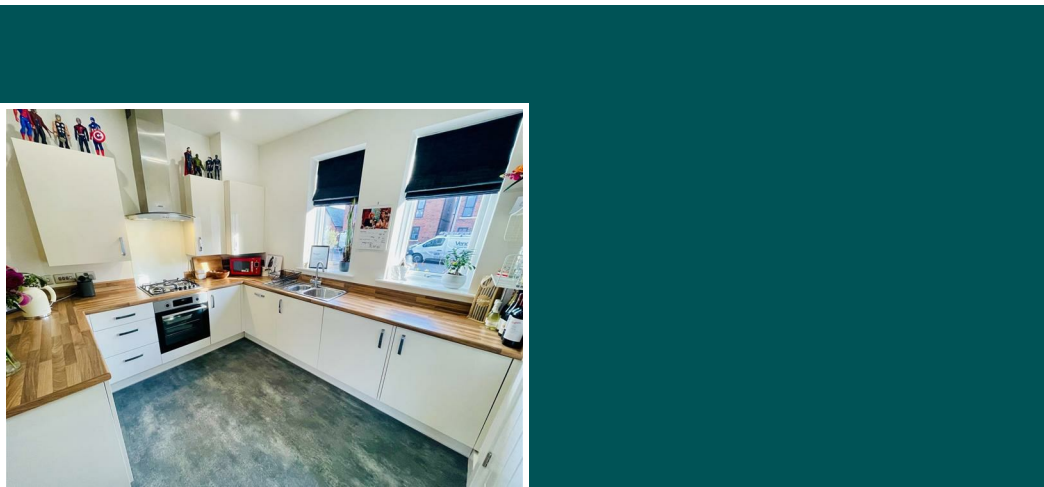
Ground Floor
 Approx. 36.3 sq. metres (412.6 sq. feet)

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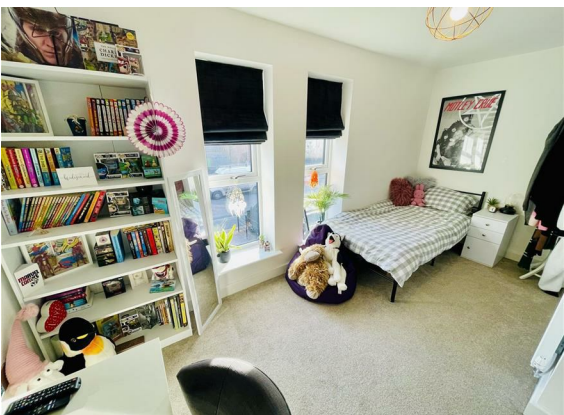


OFFERS OVER £330,000



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A modern townhouse built by Laurus Homes with multiple reception rooms located within walking distance of Delamere Forest and Delamere Train Station

Description

Purchased by the current vendors from new three years ago this well presented townhouse is the ideal opportunity for a growing family who require multiple reception rooms.

Built by Laurus Homes this property forms part of their Earlsbrook development and has 7 years left remaining on its NHBC new build warranty. Located within walking distance of Delamere train station (Chester-Manchester) and Delamere Forest this property is ideal for commuters who desire relaxing weekend walks on their doorstep in one of Cheshire's most renowned forests.

Externally the property has a double driveway to the front aspect with a side gate providing access to the rear aspect, convenient for bin access and entertaining family and friends in the rear garden.

Ground floor accommodation comprises entrance hall with ample hanging space, stairs to the first floor and a door to the open plan kitchen/dining room.

The kitchen/dining room has laminate flooring and a selection of low level and eye level units, one of which houses the combi boiler, a breakfast bar and a range of integrated appliances including an extractor hood, four ring gas hob, fan oven, family sized dishwasher and separate fridge and freezer.

The additional hallway dividing the kitchen/dining room from the downstairs WC and sitting room has a large understairs storage cupboard which houses the washing machine and provides further storage for coats and shoes, ideal for a growing family.

The sitting room is carpeted with French doors and a double glazed window to the rear aspect creating a light and airy reception room with lovely views over the west facing rear garden.

First floor accommodation comprises lounge with three double glazed windows to the rear aspect creating a cosy private reception room separate from the downstairs accommodation which could also be used as a third bedroom if required.

The modern three piece family bathroom is partly tiled with a frosted double glazed window to the side aspect.

Bedroom two is the ideal teenagers room with two double glazed windows to the front aspect, ample space for free standing furniture including wardrobes and a desk while still leaving enough space for a single/double bed.

Second floor accommodation comprises a 5 ft by 5 ft compact but practical office, ideal for remote working, bedroom one with a double glazed window to the front aspect and a modern three piece en-suite shower room with a frosted double glazed window to the side aspect.

Particular mention must be made of the rear garden which has recently been landscaped to create a beautiful low maintenance garden with a brand new Pagoda and shed for further storage.

Earlsbrook is located off Station Road and accessible via Mara Drive. 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 In, the highly regarded Delamere Golf Club which is only a short walk away and an excellent convenience store which is a 2 minute drive away.

Frodsham and Northwich are the closest towns with larger supermarkets, restaurants and cafes while Chester city centre is less than half an hours drive from Oakmere, including Cheshire Oaks Designer Outlet.

Local highly regarded primary schools include Delamere C of E Academy and Kelsall Primary School and there are several high performing secondary schools in Northwich including The Grange, Weaverham High School and St Nicholas RC High School.