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**HINCHLIFFE
HOLMES**



15 THE DELL



GROUND FLOOR

Garage
Utility Room
Store

FIRST FLOOR

Entrance Hall
Lounge
Dining Kitchen
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Parking
Gardens

I5 THE DELL

Delamere Park | CW8 2XG

Located in this tranquil, sought-after location in the ever popular Delamere Park. This property is beautifully presented throughout and benefits from four bedrooms with an en suite to the principle room, open plan dining kitchen, formal lounge, off road parking double garage and private garden.

The property is located on the desirable Delamere Park development which is surrounded by beautiful open countryside and offers its own private resident's facilities:-

- Well-equipped and landscaped children's play area.
- Tennis and Squash courts.
- Swimming Pool.
- Function room with Bar and Lounge Bar.

The area is perfect for the business traveller as the A49 and A556 can be accessed in less than five minute's drive and connects to the motorway networks where many major commercial centres can be reached on a daily basis, such as Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In the nearby village of Cuddington there is a railway station (Manchester to Chester line) and local shops for essential needs. Rail links to London are accessible via Hartford Station which goes to Crewe Station for the connection. The nearest town is the market town of Northwich which provides a comprehensive range of national chain stores including a recently built Waitrose supermarket and retail outlet.















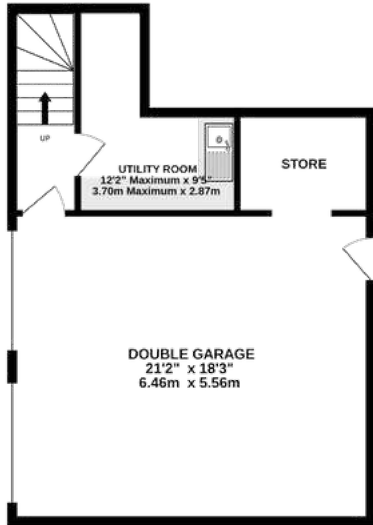




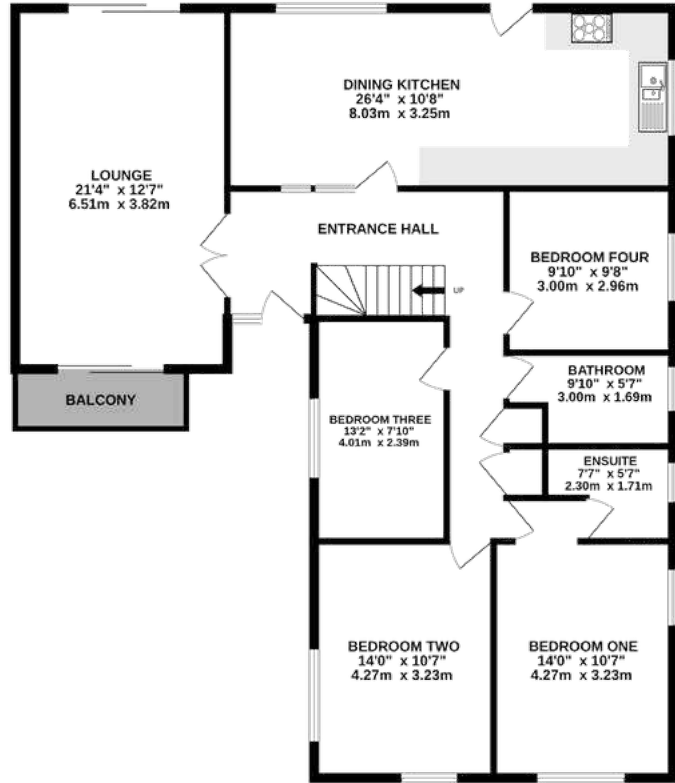




LOWER GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

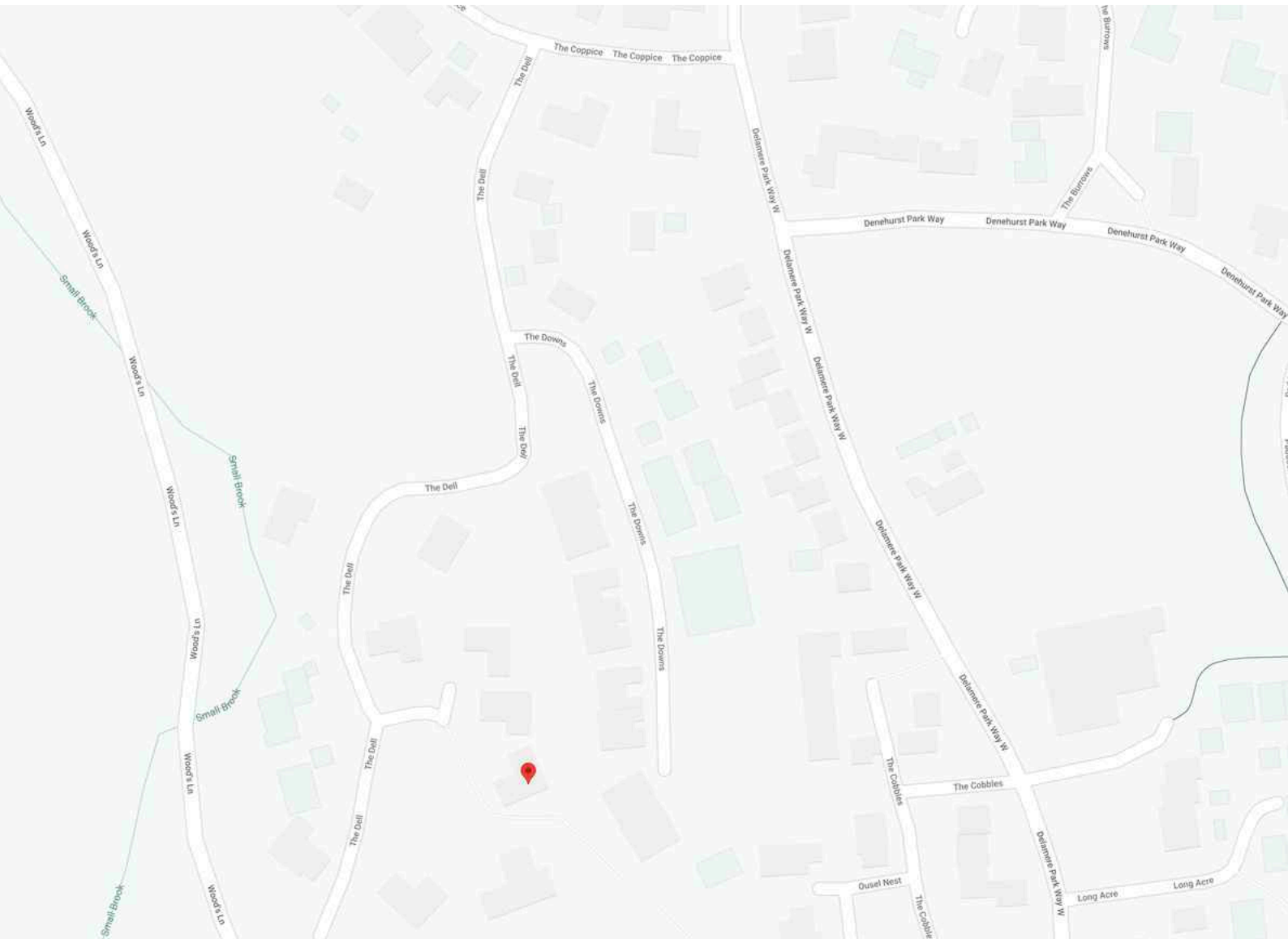

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, 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;

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(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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2021-2022




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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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