



HINCHLIFFE  
HOLMES

JOELAN



Entrance Hall  
Family Dining Kitchen  
Study-Garden Room  
Utility Room  
Store  
WC  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bathroom

Annex:  
Living Dining Kitchen  
Bedroom \_ En-suite

Parking  
Gardens

# JOELAN

3 High Street | Norley | WA6 8JS

Nestled within the village of Norley and set back from the main road, this detached bungalow offers a plethora of space throughout. This property features a one bedroom annex making it perfect for multi-generational living whilst still leaving three bedrooms and an open plan family dining kitchen for the main dwelling. Off road parking for multiple vehicles and a private enclosed rear garden finish off this magnificent property.

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking and nature trails.

Delamere railway station is within walking distance access and runs on the Chester - Manchester line. In terms of key mileages to note, Chester is 14 miles, Liverpool 24 miles, Manchester 28 miles, Frodsham 8 miles and Tarporley 8 miles.

Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of

Sandiway, Cuddington and Frodsham offer more comprehensive facilities. Frodsham is a traditional market town that hosts a regular street market offering an array of local produce.

Manchester and Liverpool International Airports are reached within 45 minute's drive. There is a range of superb schools in both the state and private sector within close proximity with the hugely popular Grange School in Hartford being under 15 minute's drive away.

Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate Tarporley, Frodsham, 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. For those who enjoy cricket Old Trafford (the home of Lancashire County Cricket Club) is found within 45 minutes to an hour's drive. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife.







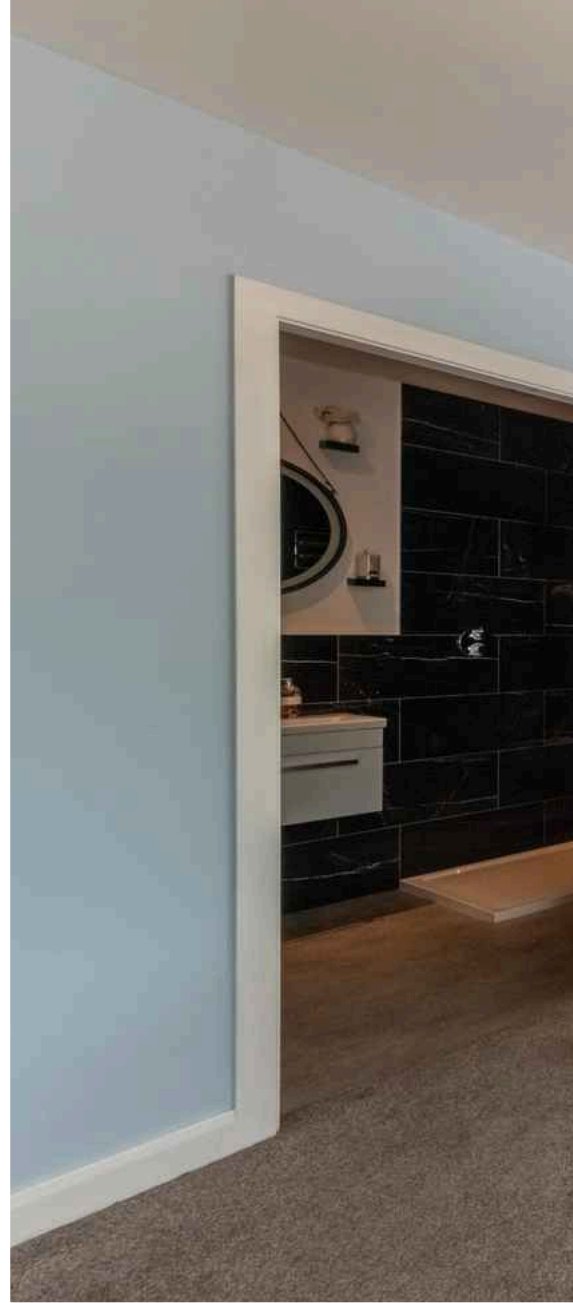










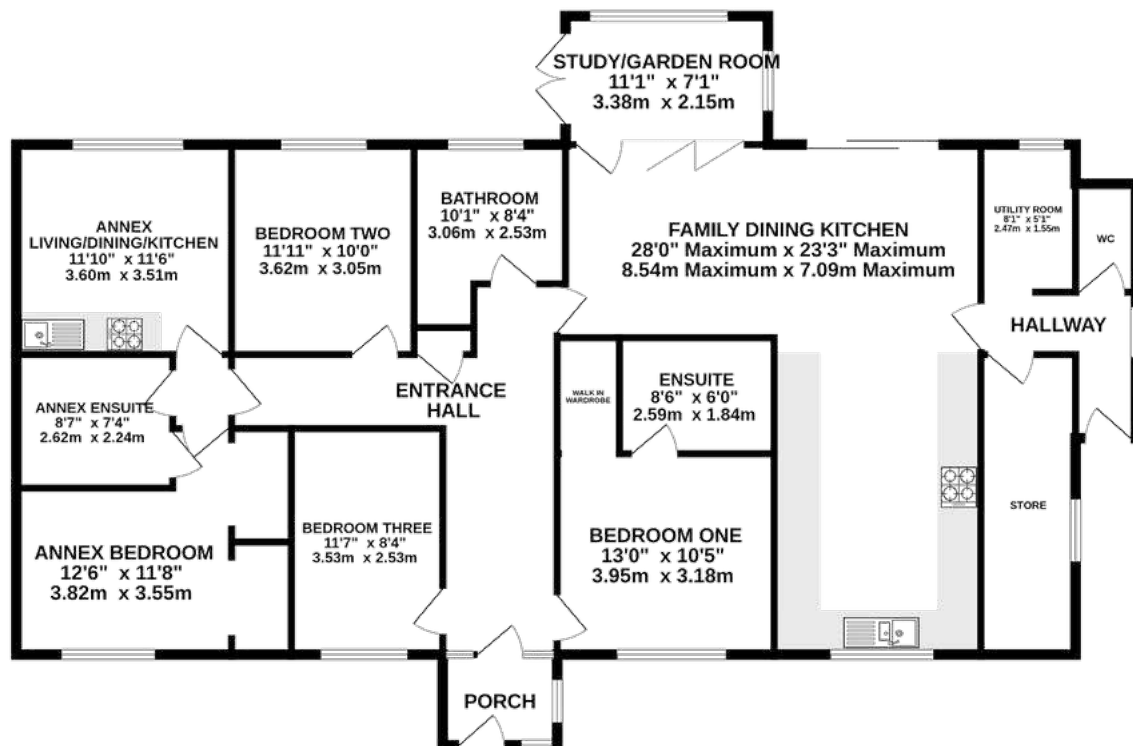








1783 sq.ft. (165.6 sq.m.) approx.



#### 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

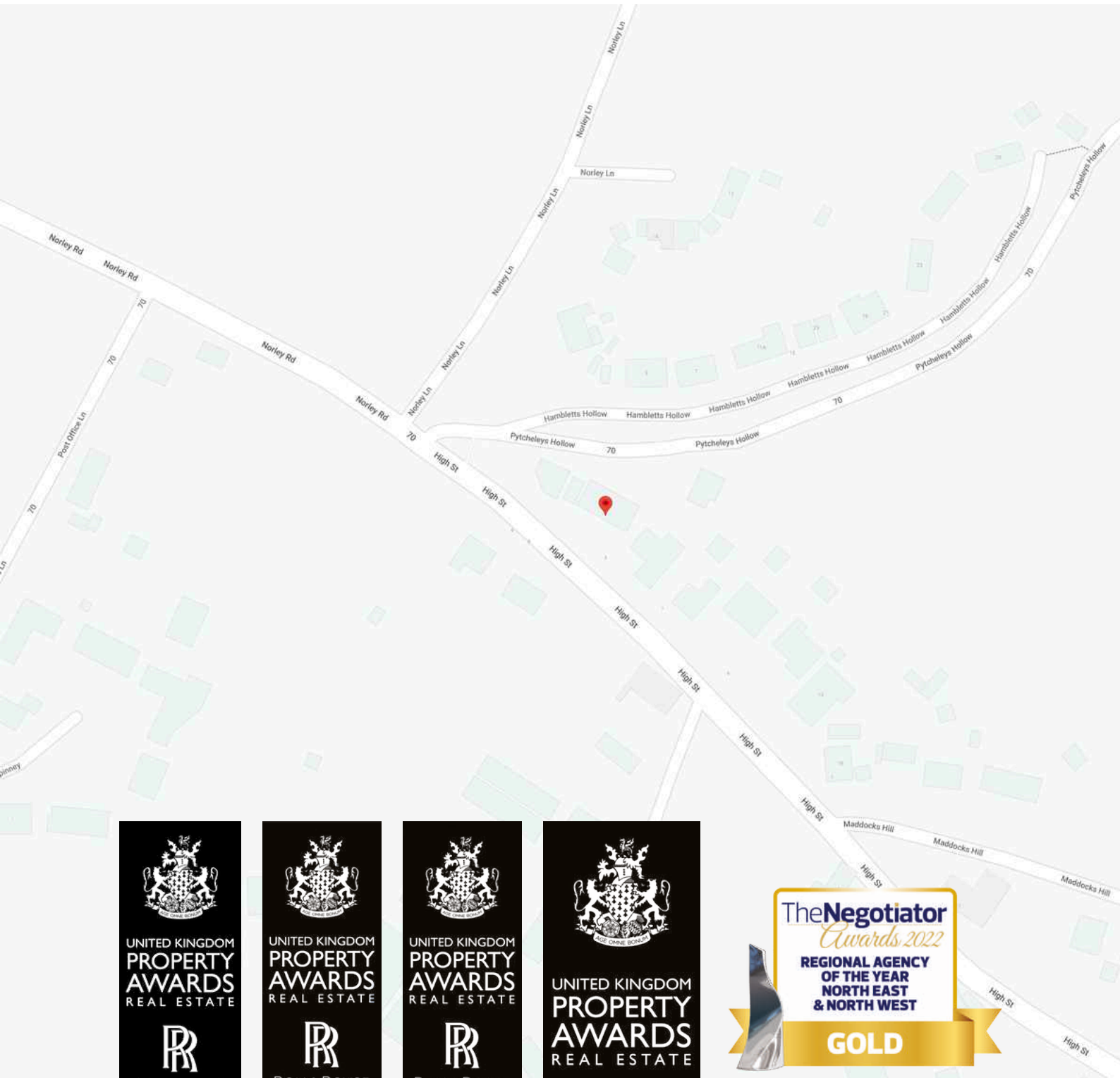

Vacant possession upon completion.

#### VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (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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# 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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