



HINCHLIFFE
HOLMES



5 FLAXMERE WAY



GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Garage
Parking
Gardens

5 FLAXMERE WAY

Oakmere | CW8 2DB

Situated in a popular sought-after quiet location and within a short distance from Delamere Forest and local amenities, a well-presented three bedroom, discounted for sale (70%) semi-detached house. The property boasts landscaped private gardens and driveway providing off road parking.

Oakmere is a popular location and lies within minutes drive of the magnificent Delamere Forest. For wider amenities, the market town of Frodsham is found within 5 miles, Northwich 7 miles, whilst wider commercial centres including Chester, Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. Close by is a convenience store in Delamere, Kelsall and the villages of Cuddington and Sandiway where further amenities are found. Close by is the renowned gastropub The Fishpool Inn and the recently renovated Vale Royal Abbey Arms, both within walking distance and dog friendly.

Primary and secondary schooling is well provided for locally, notably Delamere Academy (Primary), Helsby, Tarporley, Weaverham (Secondary) and The Grange at Hartford. Chester provides Queens, Kings and Abbeygate. The area as a whole is noticeable for the numerous walks, rides and climbs, interesting meres, canals and rivers, country parks and dozens of places to visit within a comfortable travelling distance.

There are excellent railway links in the locality with Cuddington and Delamere Station being on the Chester to Manchester line and further connections to Liverpool and London being found nearby at Hartford (2.7 miles) Runcorn (10 miles) the historic city of Chester (8 miles) and Crewe (14 miles). Furthermore, there is a regular bus service (C82) from Chester to Northwich.

The M56, M53, M6, A49 and A41 are all within close travelling distance. Manchester and Liverpool Airports are 25 and 40 minutes drive respectively.





TIME TO
DRINK
CHAMPAGNE
AND DANCE
ON THE
TABLE



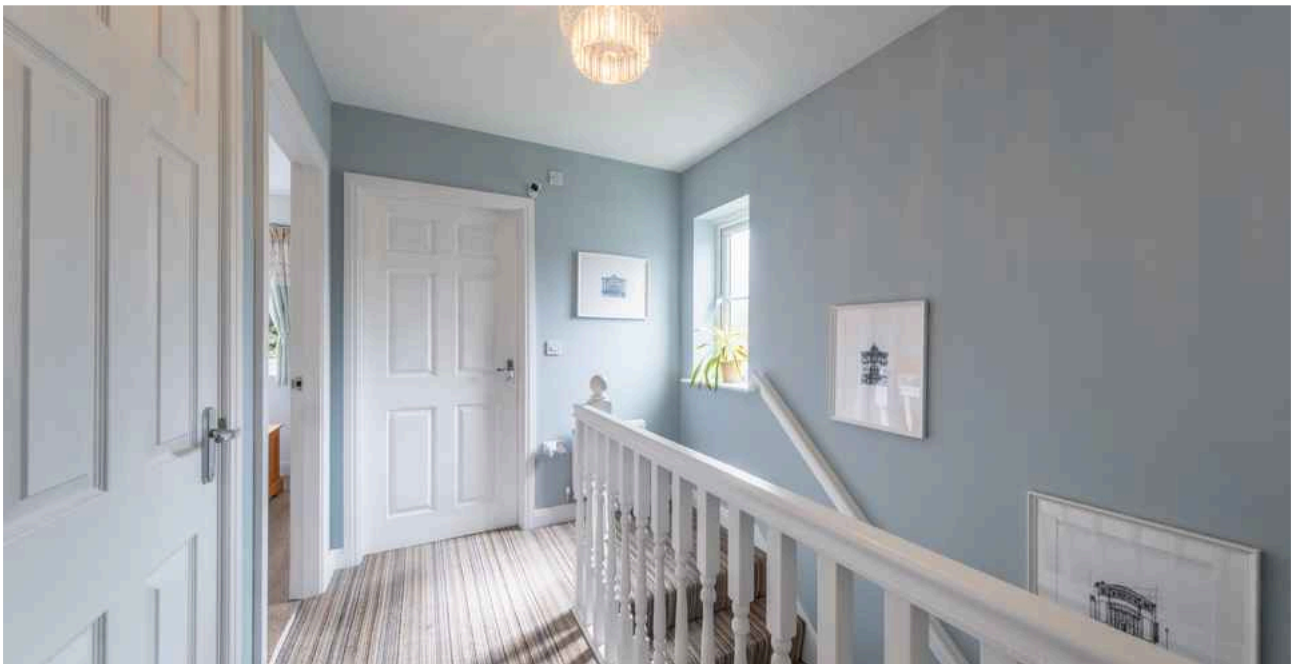








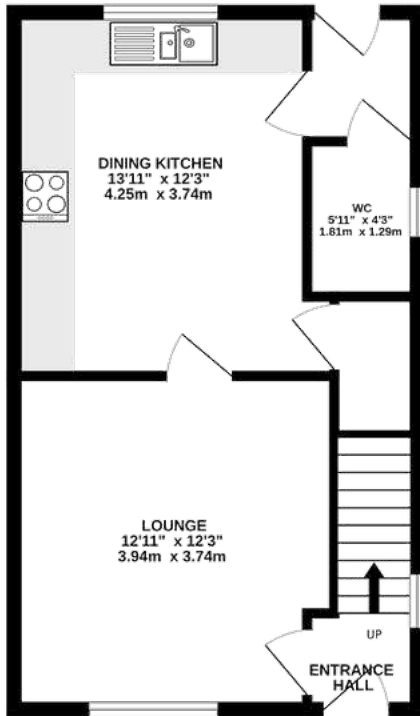




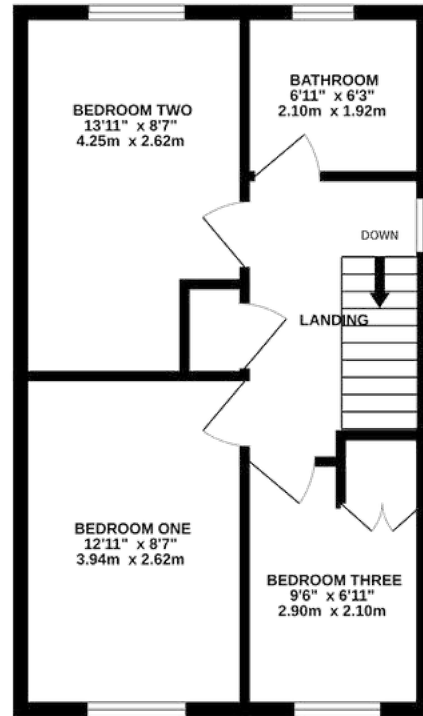




GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

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;
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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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MOTOR CARS
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Awards 2022

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OF THE YEAR
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& NORTH WEST

GOLD



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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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