



HINCHLIFFE
HOLMES



181 DELAMERE STREET



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Kitchen
Conservatory

FIRST FLOOR

Landing
Bedroom Two
Bedroom Three
Bedroom Four
Shower Room

OUTSIDE

Parking
Gardens
Store

SECOND FLOOR

Bedroom One
En-suite
Walk-in Wardrobe

181 DELAMERE STREET

Winsford | CW7 2LY

Situated within the popular town of Winsford, this beautifully presented three storey property is steeped in history and period features throughout. Benefitting from in excess of 1575 SQFT of living accommodation encompassing three reception rooms, four bedrooms with the master bedroom featuring a walk in wardrobe and ensuite, off road parking and mature private garden.

Winsford is home to a superb state of the art leisure centre and community facility including a gym, swimming pool, squash courts, cafe, bar and meeting rooms which host many fitness classes and activities for all ages. There is also a local football club, cricket club, Winsford Flash Sailing Club and a nearby athletics club. The Winsford Flashes is very popular with

walkers, anglers and wildlife watchers alike. Winsford has a nationally recognised award-winning Neighbourhood Plan, which was voted in by residents in a referendum. There is a good selection of supermarkets including, Tesco, Morrison's, Asda and Aldi as well as smaller convenience stores. Winsford has ten primary and four secondary schools to choose from along with two sixth-form colleges. It also has several children's day nurseries. Winsford has excellent transport links including its own train station on the Liverpool to Birmingham main line and a very good bus network. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport.





























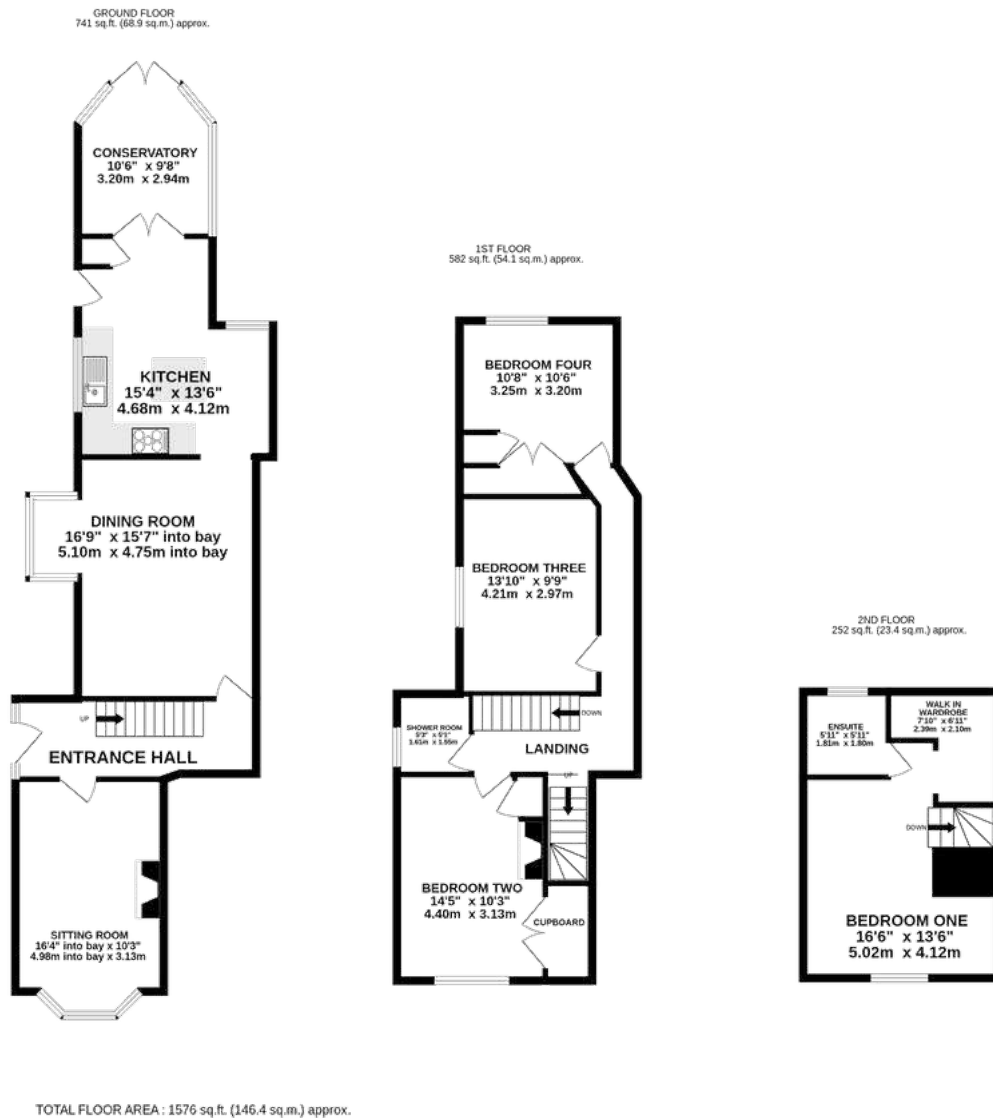












TENURE

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 C.

POSSESSION


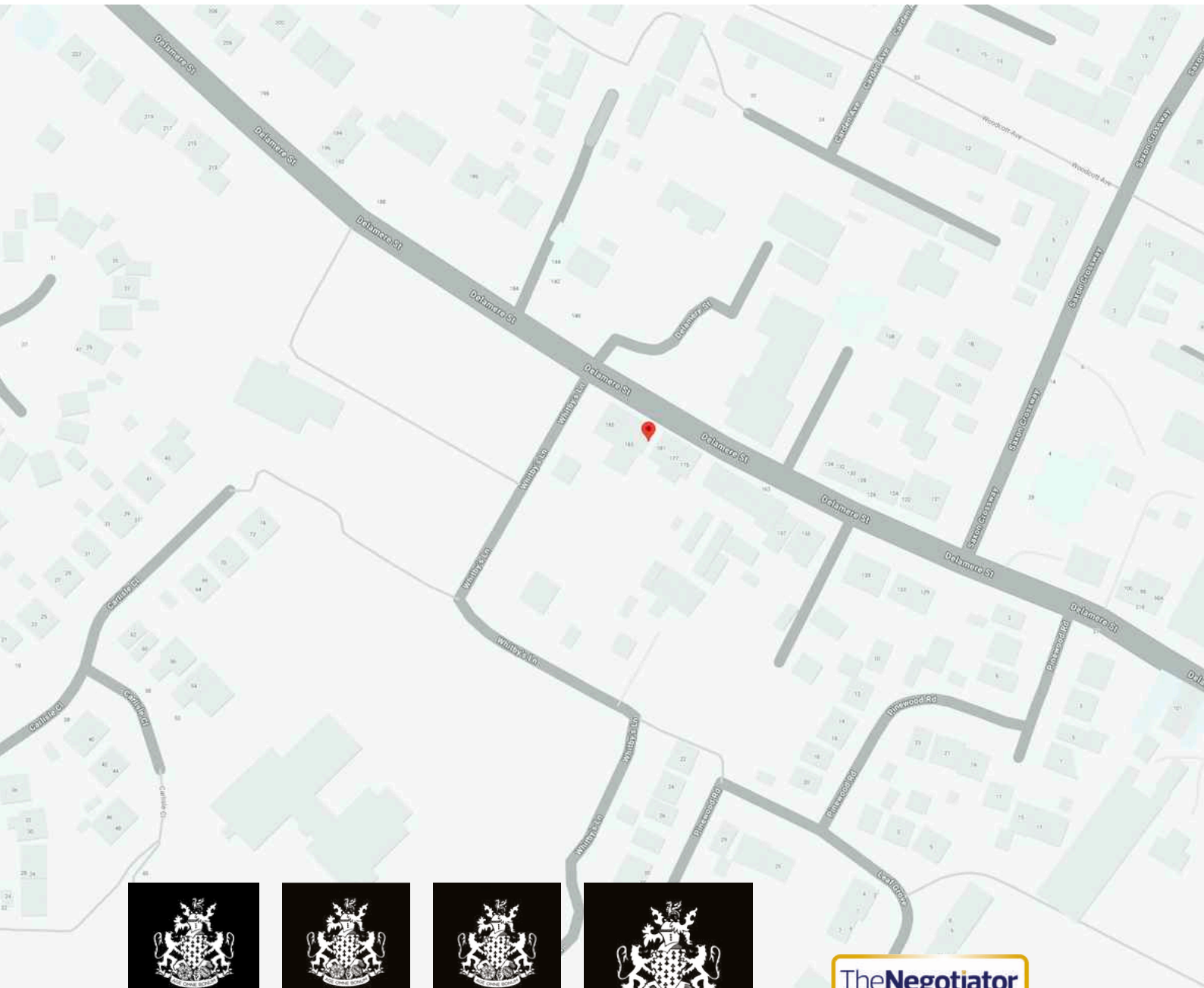
Vacant possession upon completion.

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;
- (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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Hincliffe Holmes

2021-2022




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CHESHIRE
Ben Hincliffe

2022-2023



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2023-2024



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NORTH EAST
& NORTH WEST

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AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

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**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk