



26 Delamere Road, Nantwich CW5 7DL

CHESHIRE
LAMONT

A superb three bedroom bay fronted detached bungalow standing in a large corner position within a highly regarded location nearby to the town centre, providing well arrayed accommodation and benefiting from an extensive driveway, carport and beautiful enclosed private low maintenance rear gardens. NO CHAIN. Viewing highly recommended.

- A well arrayed and presented three bedroom detached true bungalow
- Standing in a superb spacious corner position within a highly regarded location
- Benefiting from an extensive driveway, carport and beautiful landscaped rear gardens with summerhouse and two sheds
- Entrance porch, versatile reception hall, hallway and rear hall
- Spacious bay fronted lounge with fireplace and enjoying lovely aspects to the front
- Kitchen with open access to a Garden/Breakfast room affording attractive aspects over the rear gardens
- Principal bedroom with en-suite shower room, bedroom two, bedroom three/study and bathroom
- NO CHAIN
- Viewing highly recommended

Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

The bungalow stands in an extensive corner position with a large low maintenance garden to the front and a superb spacious driveway that leads to a covered carport with storage shed. A paved path leads to a



uPVC double glazed door with uPVC double glazed windows to either side allowing access to:

Enclosed Porch

With uPVC double glazed window to side elevations, porthole window and a sectional glazed hardwood door leads to:

Reception Hall 13' 0" x 8' 8" max (3.95m x 2.65m max)

A spacious versatile entrance to the property with a large uPVC double glazed window to side elevation, fitted cupboards incorporating railing and shelving and a combination gas fired central heating boiler with Nest control system coved ceiling and an archway leads to:

Hallway

A door leads to:

Lounge 16' 10" x 12' 0" (5.12m x 3.66m)

A lovely spacious reception room with a uPVC double glazed bay window to front elevation, central fireplace incorporating a coal effect gas fire, ceiling rose, wall light points and coved ceiling.

Bathroom

With a tiled panelled bath incorporating electric shower over, WC, vanity wash basin with cupboards beneath and uPVC double glazed window.

Kitchen 11' 6" x 8' 8" (3.50m x 2.65m)

With a superb range of base and wall mounted units, shelving, attractive working surfaces, built-in double electric oven, gas hob with filter canopy over, integrated dishwasher, fridge freezer, additional freezer, integrated washing machine, single drainer sink with mixer tap, coved ceiling and open access leads to:

Garden/Breakfast Room 7' 9" x 19' 5" (2.37m x 5.92m)

A beautifully appointed vaulted room with large uPVC triple glazed windows overlooking the beautiful established landscaped gardens, uPVC triple glazed doors, wall light points, two roof lights, ceiling beams and high level windows to Bedroom Two.

Bedroom Two 11' 8" x 10' 0" (3.55m x 3.04m)

With high level windows to Garden/Breakfast Room and to Hallway.

Bedroom One 14' 2" x 10' 6" (4.32m x 3.19m)

With a uPVC double glazed window overlooking rear gardens, a superb range of fitted wardrobes incorporating railing and shelving, ceiling fan, coved ceiling and an archway leads to:

Rear Hall

With access to roof space and a door leads to:



En-Suite Shower Room

With a large walk-in shower enclosure, WC, vanity wash basin with cupboards beneath, towel radiator and a uPVC double glazed window.

Bedroom Three/Dressing Room/Study 9' 0" x 7' 9" (2.75m x 2.36m)

With a uPVC double glazed window to front elevation and office furniture incorporating cupboards, drawers and shelving.

Rear Garden

The property enjoys a beautiful private established rear garden with an extensive decked terrace, paved patio, feature slate areas, pergola, summerhouse, shed and an abundance of plants, shrubs and borders. A remote controlled awning opens over the decked area and provides superb shade if required. The garden is contained and sheltered within fencing and hedging and a gate at the side allows access to the front of the property.

Tenure

Freehold.

Services

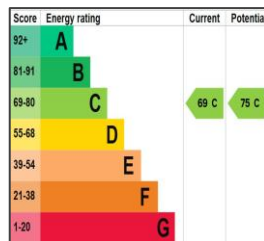
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Wellington Road and take the fifth left hand turning onto Delamere Road. Continue along the road and the bungalow is situated in a corner position on the right hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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