1 CROWN COTTAGES, CHESTER ROAD, OAKMERE, CW8 2HB

3 | 2 | 2 | E

Council Tax Band: D











OIRO £350,000

Wright Marshall
Estate Agents



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
northwich@wrightmarshall.co.uk
01606 41318













A charming chain free period cottage with three double bedrooms located within close proximity of Delamere Forest

Purchased by the current vendor fourteen years ago this property has been extensively refurbished and modernised to create the perfect home for downsizers or first time buyers.

Externally the property is positioned on a large plot with lawned gardens to the front and rear with a large driveway for multiple vehicles to the front aspect and a private and enclosed garden to the rear aspect with two brick built stores, both with electric. The rear garden houses the oil tank and the property is on mains drains.

Ground floor accommodation comprises porch through lounge with ample hanging space for coats, oak effect laminate flooring, an open fire, stairs to the first floor and a double glazed window to the front aspect, creating a cosy reception room with lovely views over the front garden.

A brand new kitchen was installed when the property was purchased with tiled flooring, a range of low level and eye level units, a double glazed window to the rear aspect, a range of integrated appliances including an extractor hood, electric hob and oven, fridge/freezer and space for a washing machine.

The original downstairs bathroom has been re located to the first floor creating a dining room with French doors to the rear garden, flooding the room with natural light.

The first floor comprises two double bedrooms, a modern three piece family bathroom, a large built in storage cupboard which houses the XXX year old conventional boiler.

The second floor comprises a dual aspect master suite with stunning views across Oakmere and Wild Shore with a modern three piece en-suite shower room and ample hanging space, perfect for multi-generational living.

Oakmere village is located on the A556 Chester to Manchester Road approximately 7 miles from Frodsham and 5 miles from Tarporley. The village boasts a couple of pubs, The Abbey Arms and the Fishpool In, the highly regarded Delamere Golf Club which is only a short walk away and an excellent convenience store which is a 2 minute drive away.

Frodsham and Northwich are the closest towns with larger supermarkets, restaurants and cafes while Chester city centre is less than half an hours drive from Oakmere, including Cheshire Oaks Designer Outlet.

Local highly regarded primary schools include Delamere C of E Academy and Kelsall Primary School and there are several high performing secondary schools in Northwich including The Grange, Weaverham High School and St Nicholas RC High School.