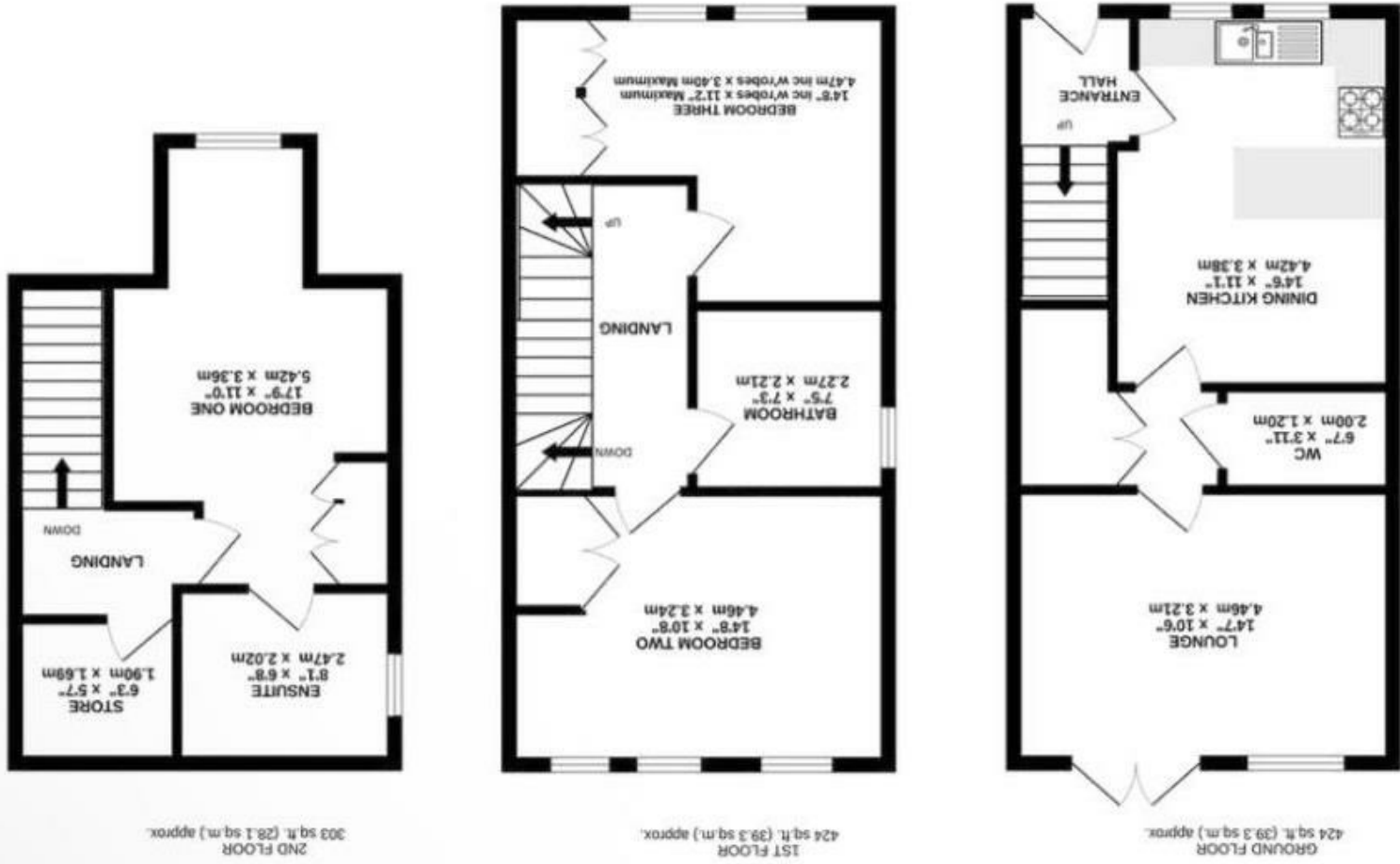
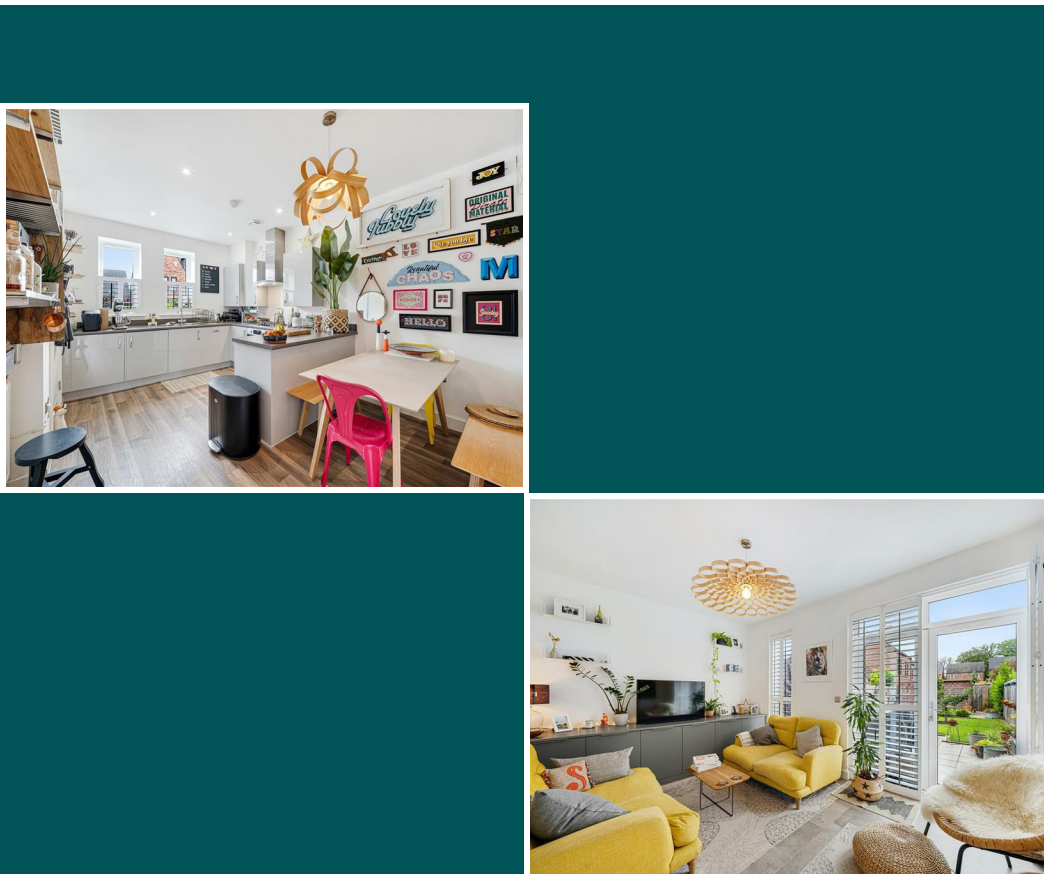


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

TOTAL FLOOR AREA: 1150 sq ft (106.8 sq m.) approx.



OFFERS IN THE REGION OF £350,000



**4 MARLEY CRESCENT
 OAKMERE
 NORTHWICH
 CW8 2FY**

3 **2** **2** **2** **B**
COUNCIL TAX BAND: D



A beautifully presented townhouse with multiple reception rooms located within walking distance of Delamere forest and train station

Description

Purchased by the current vendors from new five years ago this well presented townhouse is the ideal opportunity for a growing family who require accommodation over three floors.

Built by Laurus Homes this property forms part of their Earsbrook development located within walking distance of Delamere train station (Chester-Manchester) and Delamere Forest, ideal for commuters and relaxing weekend walks.

Externally the property has a double driveway to the front aspect with a side gate providing access to the rear aspect, convenient for bin access and entertaining family and friends in the rear garden.

Ground floor accommodation comprises entrance hall with ample hanging space, stairs to the first floor and a door to the open plan kitchen/dining room.

The kitchen/dining room has laminate flooring and a selection of low level and eye level units, one of which houses the combi boiler, a breakfast bar and a range of integrated appliances including an extractor hood, four ring gas hob, fan oven, family sized dishwasher and separate fridge and freezer.

The additional hallway dividing the kitchen/dining room from the downstairs WC and sitting room has a large understairs storage cupboard which houses the washing machine and provides further storage for coats and shoes, ideal for a growing family.

The lounge has tiled flooring with French doors and a double glazed window to the rear aspect creating a light and airy reception room with lovely views over the west facing rear garden.

First floor accommodation comprises a double bedroom with three double glazed windows to the rear aspect creating a light and airy bedroom which could also be used as a cosy private reception room separate from the downstairs accommodation if required.

The modern three piece family bathroom is partly tiled with a frosted double glazed window to the side aspect.

Bedroom three is the ideal teenagers room with two double glazed windows to the front aspect, ample space for free standing furniture including wardrobes and a desk while still leaving enough space for a single/double bed.

Second floor accommodation comprises a 6 ft by 5 ft store which is currently being used as a walk in wardrobe, bedroom one with a double glazed window to the front aspect and a modern three piece en-suite shower room with a frosted double glazed window to the side aspect.

Particular mention must be made of the rear garden which has recently been landscaped to create a beautiful low maintenance garden with a brand new shed.

Earsbrook is located off Station Road and accessible via Mara Drive. 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.