



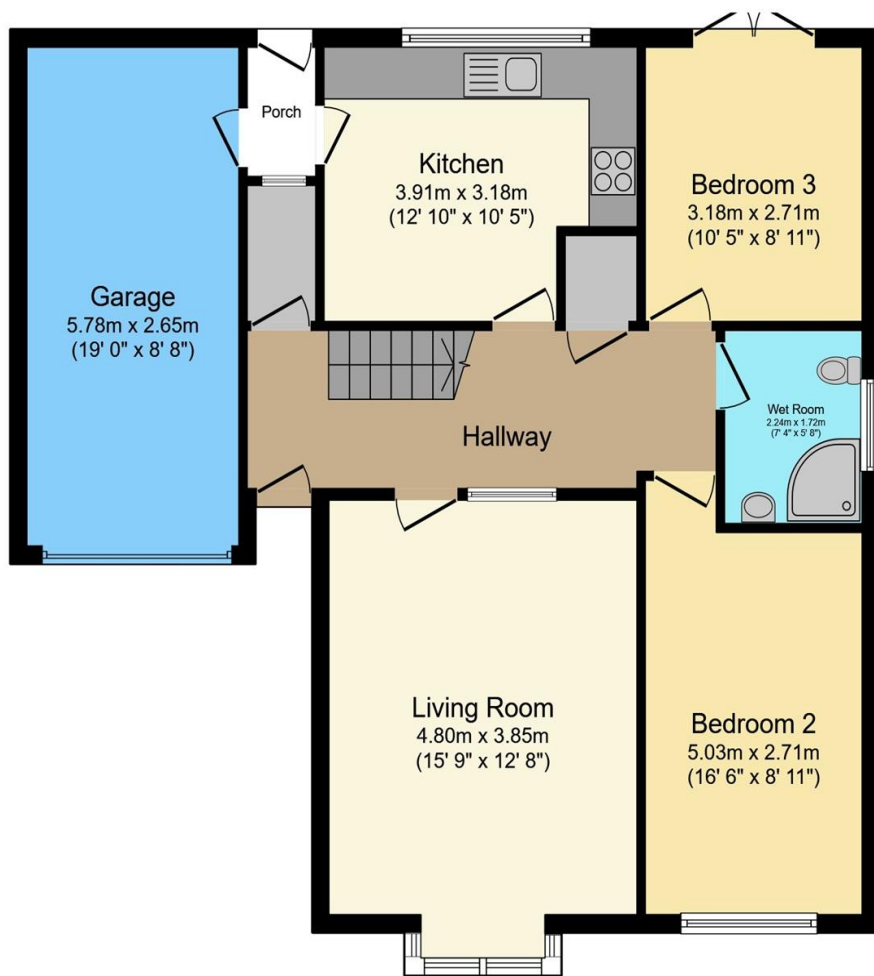
Delamere Rise, Winsford CW7 2NR

welcome to

Delamere Rise, Winsford

A charming detached dormer bungalow nestled within the popular Delamere Rise area of Winsford. Offering spacious and flexible accommodation, a wet room, attractive rear garden and ample parking, this is a home that combines comfort and practicality.





Ground Floor

Floor area 87.1 m² (937 sq.ft.) approx



First Floor

Floor area 34.4 m² (370 sq.ft.) approx

Hallway

Living Room

15' 9" x 12' 8" (4.80m x 3.86m)

Kitchen

12' 10" x 10' 5" (3.91m x 3.17m)

Bedroom Two

16' 6" x 8' 11" (5.03m x 2.72m)

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m)

Wet Room

7' 4" x 5' 8" (2.24m x 1.73m)

Garage

Landing

Bedroom One

16' 4" x 14' 7" (4.98m x 4.45m)

En-Suite

Walk-In Wardrobe

External

the property enjoys a generous driveway leading to an attached garage, while the private rear garden provides a lovely spot to sit and unwind, enjoy time with family and friends, or simply make the most of a sunny afternoon.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Total floor area 121.4 m² (1,307 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

welcome to

Delamere Rise, Winsford

- Detached Dormer Bungalow
- Bright and Spacious Living Room
- Attractive Private Rear Garden
- Impressive First-Floor Main Bedroom Suite
- Flexible Layout Across Two Floors

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108993



Property Ref:
WSF108993 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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