



**6 Delamere Park Way East, Cuddington, Northwich,  
Cheshire. CW8 2UE**  
**£500,000**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate.  
DO NOT SCALE.



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This is a large detached house, which is now in need of modernisation. It stands on possibly one of the finest plots on Delamere Park with large, well maintained gardens and open countryside views to the rear. There is considerable scope for a major extension and improvement. With PVCu double glazing and gas central heating, the accommodation comprises: Entrance hall, cloakroom/WC, study, lounge, dining room, kitchen breakfast room and utility room on the ground floor along with a landing, four double bedrooms and two full bathrooms on the first floor. To the side of the house there is an attached double garage and there is a driveway to the fore.

LOCATION

Delamere Park is a parkland residential estate developed in the 1970s in a delightful location, surrounded by beautiful open countryside and yet near to a range of local facilities including shops, schools and leisure and cultural opportunities. On the Park itself are private residents' facilities including swimming pool, squash courts, floodlit tennis courts, and a residents' social club which has two bars and hosts regular social functions for residents and guests. There is an annual service charge, which covers the running costs of the club house and the maintenance of the communal areas around the estate., which we understand to be in the order of £690 per annum.

GROUND FLOOR

ENTRANCE HALL

1.96m x 7.00m (6' 5" x 23' 0")  
Staircase to first floor with storage cupboards built-in beneath.

CLOAKROOM/WC

2.49m x 1.29m (8' 2" x 4' 3")  
WC & wash hand basin.

STUDY

2.82m x 3.15m (9' 3" x 10' 4")  
Front aspect.

LOUNGE

5.43m x 4.61m (17' 10" x 15' 1")  
Dual aspect. Fireplace.

DINING ROOM

4.62m x 3.57m (15' 2" x 11' 9")  
Rear aspect. Door to patio area.

KITCHEN BREAKFAST ROOM

4.74m x 2.99m (15' 7" x 9' 10")  
Fitted wall and base cupboards. Space and plumbing for appliances. Built-in electric oven and ceramic hob. Space for kitchen table and chairs.

UTILITY ROOM

1.98m x 3.57m (6' 6" x 11' 9")  
Fitted base cupboards. Wall units. Floor mounted gas boiler.  
Door to side courtyard.

LANDING

1.85m x 4.14m (6' 1" x 13' 7") and 2.40m x 0.98m (7' 10" x 3' 3")

BEDROOM 1

4.55m x 3.40m (14' 11" x 11' 2")  
Front aspect. Fitted wardrobes. Door to:

EN-SUITE BATHROOM

2.50m x 2.26m (8' 2" x 7' 5")  
A full bathroom suite with a separate shower cubicle.

BEDROOM 2

4.45m x 3.57m (14' 7" x 11' 9")  
Rear aspect. Fitted wardrobes.

BEDROOM 3

2.93m x 4.61m (9' 7" x 15' 1")  
Dual aspect. Fitted wardrobes.

BEDROOM 4

2.40m x 3.53m (7' 10" x 11' 7")  
Front aspect.

BATHROOM

2.50m x 1.77m (8' 2" x 5' 10")  
Side aspect. With a three piece suite.

EXTERNAL

GARDENS

The property stands on an extremely large plot with mature gardens to both the front and the rear. The gardens are particularly well maintained with level lawns and large patio area. Courtyard style garden to the side of the house.

GARAGE & DRIVEWAY

5.71m x 5.43m (18' 9" x 17' 10")  
Double garage attached to the side of the house with electric roller door and personal door to the rear. Power and light fitted.  
Driveway to the front of the garage with ample off road parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.