



Eddisbury Hill, Delamere Northwich CW8 2HY

welcome to

Eddisbury Hill, Delamere Northwich

Found within the Eddisbury Hill Park development this two bedroom double unit park home comes to the market with NO ONWARD CHAIN and offers an ideal opportunity to live within a semi-rural quiet location within a short distance to Delamere Forest with its countryside walks.



Entrance Hall

Steps leading to the front door having a double glazed window light, a built in airing cupboard housing the gas boiler and ideal storage space, a further built in storage cupboard having a radiator with thermostat and an obscured double glazed window (previously a cloakroom/WC with plumbing still available).

Living Room

16' 8" x 10' 8" (5.08m x 3.25m)

Having a front aspect double glazed Bay Window, a side aspect double glazed window, two radiators with thermostats, an Adam style fireplace housing a coal effect gas fire with a marble hearth and surround. Power points, door through to the dining kitchen.

Dining Kitchen

18' 6" x 8' 6" (5.49m x 2.59m)

Fitted with a range of wall mounted and base level units with wood effect rolled work top surfaces incorporating a stainless steel sink and drainer. A built in stainless steel electric oven and grill with a four ring gas hob, space for a fridge freezer, plumbing for a washing machine, tiled effect walls and flooring. Featuring a front aspect double glazed Bay Window, a side aspect double glazed window, double glazed door to the side with steps leading to the driveway. Radiator with thermostat, built in storage cupboard with shelving.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)

Having a rear aspect double glazed window, a radiator with thermostat, power points.

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)

Having a rear aspect double glazed window, a radiator with thermostat, and power points.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Fitted with a three piece suite comprising panel bath

having a wall mounted electric shower, pedestal wash hand basin and a low level W.C. Side aspect obscured double glazed window, radiator and an extractor fan.

Externally

The Park Home offers a good size plot having a mature garden and a driveway which provides off the road parking. Paved pathways and steps lead to the dining kitchen, then continue to the side which offers an ideal space for bin storage, a large storage shed, and the gas tank. There is a small pathway to the rear with mature trees, flowerbed and shrub borders. The front of the property has mature gardens with further paved walkways and stepping stones, this then continues the other side having a shailed garden area and walkway, mature trees, and paved steps to the front door.

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.



view this property online swetenhams.co.uk/Property/NRT108027



welcome to

Eddisbury Hill, Delamere Northwich

- Popular Eddisbury Hill Park Development
- Semi rural location with an elevated position
- Council Tax Band A
- Over 50's only, contact the office for further details
-

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT108027



Property Ref:
NRT108027 - 0007

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk