



***6 The Coppice, Ashwood Park, Wincham, Northwich, Cheshire,
CW9 6QS
£145,000***

No Onward Chain... This two bedroom Park Home is situated on a generous plot on the quiet and well maintained Ashwood Park development in Wincham which allows easy access to Northwich town centre and other local amenities. The property is available to residents over the age of 45 and is warmed by gas central heating which is complimented by uPVC double glazed windows and doors. Comprising entrance hall, lounge/diner, kitchen, primary bedroom with ensuite and fitted wardrobes, another double bedroom with fitted wardrobes and a family bathroom. Externally there is a driveway to provide off road parking which leads to single garage and has gardens to the front rear and sides of the property.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Entrance Hallway

uPVC glass panel door, 2 storage cuboards and radiator.

Lounge Diner 20'00" max x 20'00" max

3 x uPVC double glazed windows to the front elevation, 2 x uPVC double glazed windows to the side elevation, 3 x radiators.

Kitchen

9'01" max 12'09" max

1 x uPVC glass panel door to the rear elevation, 1 x uPVC double glazed window to the rear elevation.

Fitted with a range of wall and base units with work surfaces over incorporating 4 ring gas hob with gas oven below, one and a half sink with mixer tap, plumbing for washing machine, radiator.

Bedroom One 9'00" x 10'00"

uPVC double glazed window to the front elevation fitted wardrobes, radiator.

Ensuite 8'04" x 4'05"

Walk in shower cubicle, pedestal wash hand basin, low level W.C, radiator.

Bedroom Two 7'09" x 11'07"

uPVC double glazed window to the side elevation, fitted wardrobes, radiator.

Bathroom 6'10" x 5'06"

uPVC double glazes opaque glass window to the rear elevation.

panel bath with mixer tap and shower head attachment, pedestal wash hand basin, low level W.C, heated chrome towel rail.

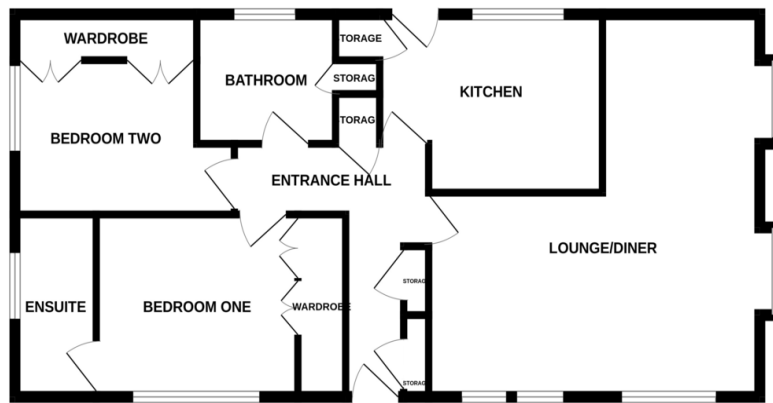
Outside

Externally there is a driveway to provide off road parking which leads to single garage and has gardens to the front rear and sides of the property.

The proposed pitch fee will be £192.90pcm, however please note that the pitch fee review date is the 1st of April, therefore the new pitch fee from the 1st of April will be £200.62pcm



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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