



Riverside Park Mill Lane, Meadowbank Winsford CW7 2PN

welcome to

Riverside Park Mill Lane, Meadowbank Winsford

This two-bedroom park home is situated by the river, close to transport links and local walking routes. Viewing is highly recommended. For buyers 55 years old and above.

Hallway

Kitchen

7' 9" x 9' (2.36m x 2.74m)

UPVC double glazed windows to the side. Fitted with a range of wall and base units with work top over. Integrated oven with extractor, integrated fridge/freezer. Radiator.

Lounge

9' 7" x 9' (2.92m x 2.74m)

UPVC double glazed windows to side. One UPVC double glazed window to rear and one UPVC double glazed door to rear. Radiator.

Bedroom One

7' 8" x 9' (2.34m x 2.74m)

UPVC double glazed window to side. Radiator.

Bedroom Two

6' 9" x 5' 10" (2.06m x 1.78m)

UPVC double glazed window to side. Radiator.

Bathroom

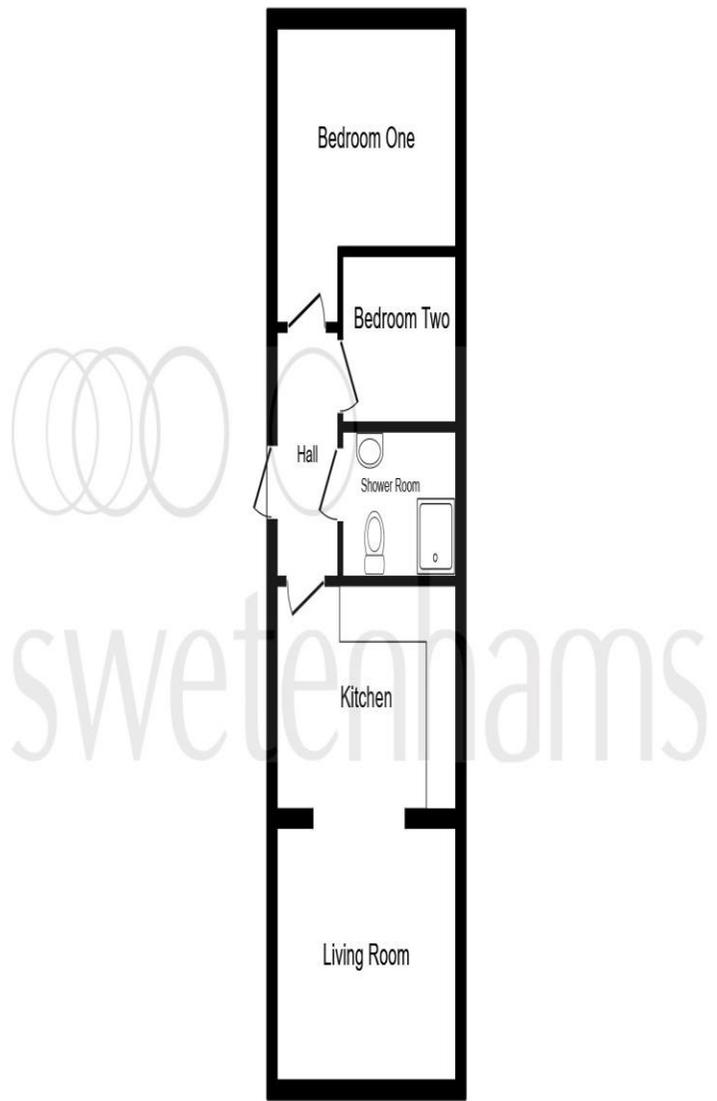
Double shower cubicle with electric shower. Radiator. Pedestal wash hand basin. Low level W.C.

External

Driveway parking.

Agent Note

The property has a monthly service charge of £304 which is reviewed every January.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Riverside Park Mill Lane,
Meadowbank Winsford

- Two Bedrooms
- Countryside River Walks
- Full Resident Association
- Gated Community
- Buyers Must Be Over 55 Years Old

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.

offers over
£90,000



view this property online [swetenhams.co.uk/Property/WSF108787](https://www.swetenhams.co.uk/Property/WSF108787)



Property Ref:
WSF108787 - 0009

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 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping
Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk