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SUMMARY

A two bedroom park home offered for sale with no onward chain, the property forms part of a popular and well established location. The property must be viewed to be fully appreciated and in brief it comprises entrance hall, lounge, dining area, kitchen, two bedrooms and bathroom. Externally there is a patio, garden and parking.

LOCATION

Wincham is a convenient semi-rural village with several convenience stores and a primary school surrounded by pleasant open countryside yet within 5 minutes by car to the large town of Northwich. Knutsford is approximately 10 minutes' drive and the M6 motorway (Junction 19) around 3 miles away. Northwich caters for extensive shopping facilities and has many of the major chain stores.

DIRECTIONS

Proceed out of Northwich along Chesterway to the roundabout where you should take your second exit onto New Warrington Road. Proceed along here before turning right into Chapel Street where shortly after on the left hand side the Park Home Development can be found.

ENTRANCE HALL

LOUNGE

19' 6" x 10' 6" (5.94m x 3.2m)

DINING AREA

9' 9" x 6' 4" (2.97m x 1.93m)

KITCHEN

10' 2" x 9' 7" (3.1m x 2.92m)

BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m)

BEDROOM TWO

9' 7" x 8' 10" (2.92m x 2.69m)

BATHROOM

EXTERNALLY

There are gardens, patio area and parking.

SITE FEES & GROUND RENTS

There is a six monthly (bi-annual) pitch fee charge of £320.51.

There is a service charge payable calendar monthly of:

Single occupancy: £50.27

Double occupancy: £55.47

VIEWINGS

Strictly by appointment with the Agents Northwich Office on 01606 41318.

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