



17 Kinderton Park, Cledford Lane, Middlewich, CW10 0JS
£190,000

Kinderton Park is a privately owned, secure, gated Residential Park for the over 50's. Situated in a semi rural location between Middlewich and Sandbach the park enjoys easy access to both towns and the M6 motorway. The park is beautifully maintained with open green areas for residents to enjoy and there are many local rural walks to try in this vicinity.

For an internal viewing please contact Coulby Conduct Middlewich Office on 01606 832 503

Accommodation

This stunning, modern, well presented three bedroomed park home is beautifully presented and benefits from full uPVC double glazing and gas central heating throughout.

ACCOMMODATION:

ENTRANCE HALL

Reception hallway with door to large cloaks / boiler cupboard, glazed door to Lounge/ Diner.

LOUNGE/DINER 24'0" x 14'3" (7.32m x 4.34m)

A lovely light airy room with windows to front and side elevations, french doors from the dining area to a side garden with small patio and seating; door to kitchen and further glazed door to the inner hall.

KITCHEN 12'4" x 9'5" (3.2m x 2.87m)

Fitted with a range of base and wall units with integrated appliances including fan oven and gas hob, fridge freezer, dish washer, washing machine and stainless steel sink unit with mixer tap. Window to side elevation, glazed door to patio, driveway and garden.

INNER HALL

Glazed door from Lounge to Inner Hall containing Loft Access with pull-down ladder and access doors to bathroom and bedrooms.

BEDROOM 1 10'6 x 9'5 (3.2m x 2.87m)

Window to side elevation. Doors to walk-in wardrobe and en-suite shower room. Fitted with drawer units and ottoman.

EN-SUITE

Fitted with suite comprising low level WC, wash hand basin and shower. Opaque window to rear elevation.

BEDROOM 2 10'6 x 9'10" (3.2 x 3m)

Double bedroom fully fitted with wardrobes, drawer units and ottoman.

BEDROOM 3 / STUDY 6'3" x 9'5" (1.91m x 2.8m)

Window to side elevation overlooking kitchen patio.

FAMILY BATHROOM

Fully tiled, suite comprising 'P' shaped bath with shower over, wash-hand basin and low level WC built into cupboard units, heated towel rail. Opaque window to side elevation.

EXTERNALLY

Gardens to side and rear of property. Pebble-dashed concrete shed to rear. Paved driveway, parking for 2 vehicles..



Total area: approx. 80.7 sq. metres (869.2 sq. feet)

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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