



The Brambles | Wincham, Northwich | CW9 6QT

EDWARD  
mellor





## Features

- Detached Park Home With No Chain
- Garage, Driveway And Gardens
- Two Bedrooms And Two Bathrooms
- Gas Central Heating - PVCc Double Glazed
- On A Very Popular Development

With the advantage of no forward chain, this is a detached park home with gas central heating and PVCu double glazing. The accommodation comprises entrance hall, spacious

lounge/diner, kitchen with breakfast area, master bedroom with fitted wardrobes and access to a dressing area and en suite shower room, bedroom two which is also of double

size with fitted wardrobes and bathroom. Outside there is a detached garage with an excellent driveway giving ample off road parking. There is a fully enclosed garden at the rear.





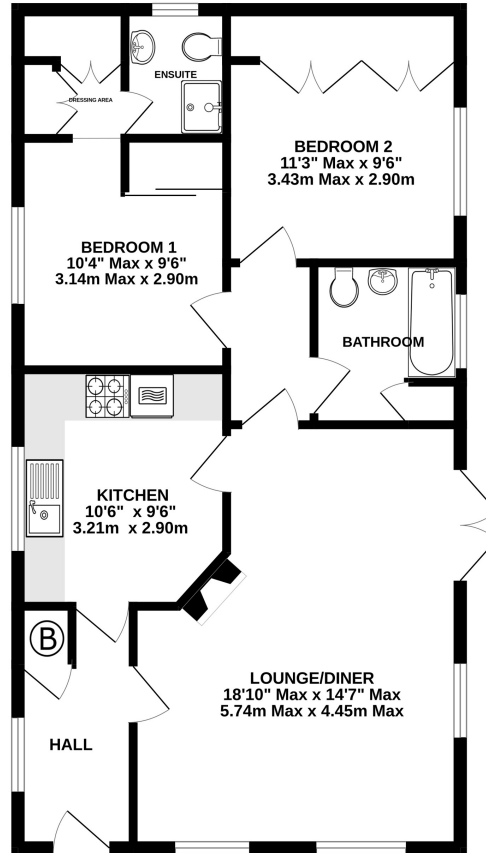
Ashwood Park is an exceptionally favoured and well kept development around 1.5 miles to Northwich town centre. Here there are a comprehensive selection of shops and national chain stores, Waitrose supermarket against a picturesque marina and leisure centre with swimming pool and gym. Knutsford town is 7 miles and the M6 motorway junction is just 4 miles. The area is surrounded by delightful countryside and local landmarks include Marbury Country Park, Anderton Nature Reserve, Neumann's Flash, Great Budworth and Tatton Park.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Leasehold. **CHARGES:** Ashwood Park site fees £322.43 per 6 months : **SERVICE CHARGE :** £50.27 per month: **MULTIPLE OCCUPANCY CHARGE :** £55.57 per month. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Council Tax Band A.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Important Information

- Council Tax Band: A
- Tenure: Leasehold

## EPC Rating

10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)



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