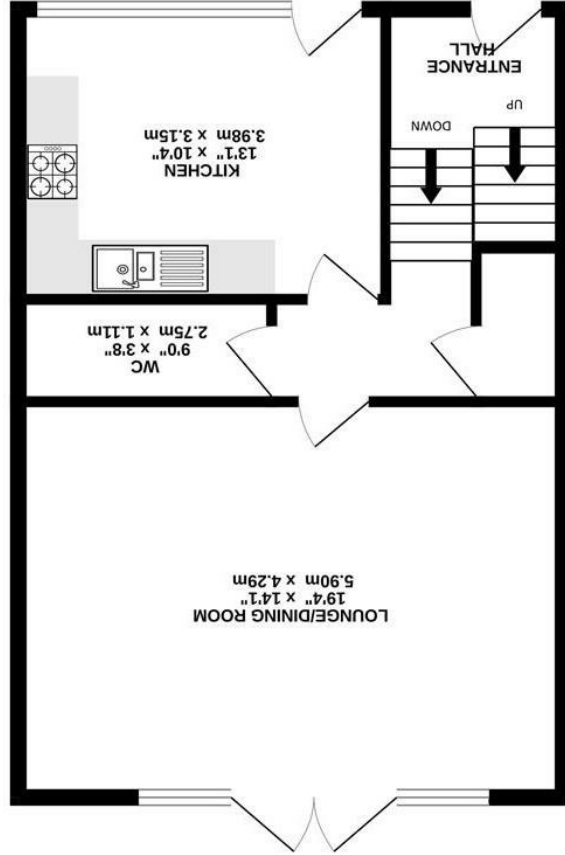
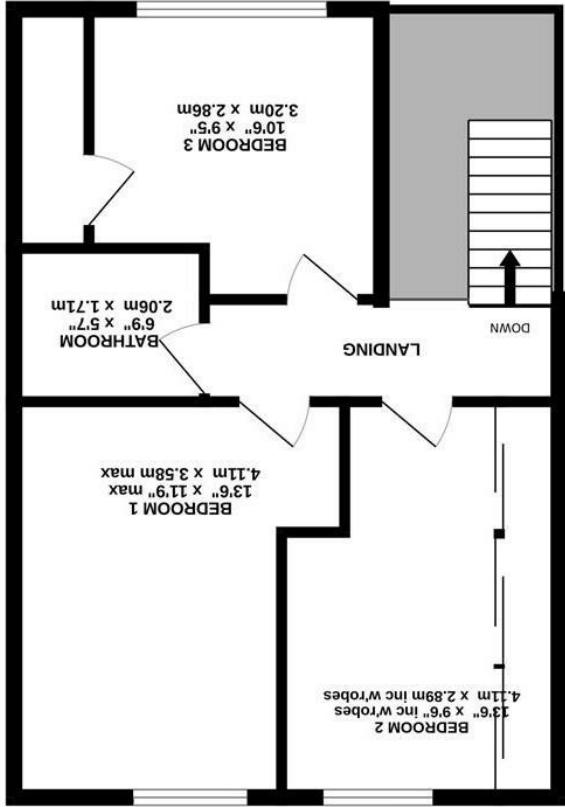


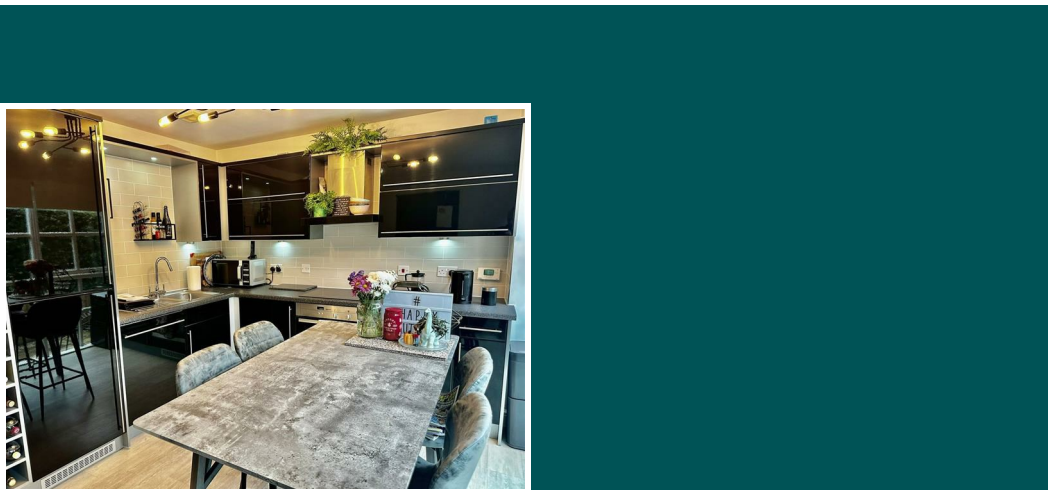
MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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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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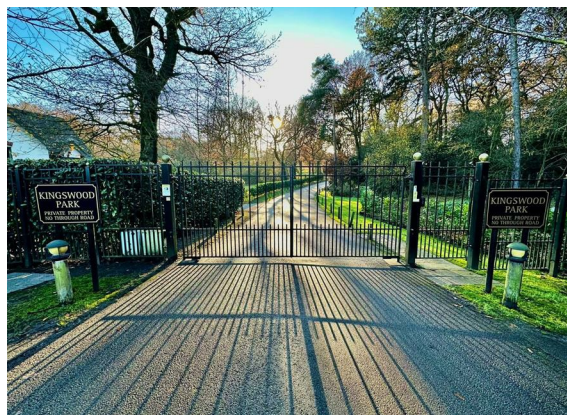
£325,000



14 KINGSWOOD PARK  
 KINGSWOOD  
 FRODSHAM  
 WA6 6EH

3 1 1 D  
 COUNCIL TAX BAND: E





PRIVATE GATED COMMUNITY, THREE BEDROOM, STYLISH CONVERSION, PRIVATE GARDENS, ACCESS TO TENNIS COURTS AND COMMUNAL GARDENS, DIRECT ESTATE ACCESS INTO DELAMERE FOREST.

This beautifully converted Grade II listed property is located in the quiet and desirable gated community of Kingswood Park in Kingsley. A safe and tranquil setting offers walks on your doorstep through the beautiful Delamere Forest and surrounding areas. Located near the beautiful villages of Frodsham and Kingsley, they offer a whole host of country pubs and eateries, and a motorway network close by, making this an ideal location for commuters.

The property itself was converted in 2010 and was formerly part of the engineering building serving the former Crossley Hospital, in which the property sits in the extensive grounds of.

Arranged over two floors with a split-level entrance, there is a welcoming double height entrance hallway with split staircase. The ground floor comprises a large open plan lounge dining room with beautiful flooring and French doors opening into a walled courtyard and lawned garden beyond.

Further to this is a spacious kitchen/breakfast room with a full range of integrated appliances, space for a dining table and door opening to a small outside seating area. The ground Floor is completed with a downstairs cloakroom.

To the first floor are three bedrooms; all of which are a good size and all benefit from vaulted ceilings and large windows, flooding the rooms with an abundance of natural light. All three bedrooms are served by a modern three piece bathroom.

Externally the property has parking to the rear for two cars, guest parking to the front, a rear walled courtyard and lawned rear garden with planted borders.

There are also large communal gardens and tennis courts set within the grounds, as well as direct access to the beautiful Delamere Forest.

This is such a unique proposition, we would suggest booking a viewing to fully appreciate what a fantastic home this is.

**Entrance Hallway**

**Lounge / Dining room**

**Kitchen Breakfast Room**

**Cloakroom**

**First floor**

**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Outside**

**Parking**

**Gardens**

**Front Terrace**