



New Forest Park, Delamere Road, Norley, Frodsham WA6 6NL

Welcome to

New Forest Park, Delamere Road, Norley, Frodsham

Swetenhams delighted to offer this superbly appointed park home which is centrally located within this park specifically designated for the over 50s. New Forest Park is situated close to the Hamlet of Hatchmere with many recreational facilities close by.



Entrance

Front entrance door leads to Hall with radiator. Open arched access lead through to:-

Lounge/Diner

18' 5" x 19' 4" to L-shaped extremities (5.61m x 5.89m to L-shaped extremities)

Traditional style electric fire to bow windows to front elevation two further side windows conveying an air of light and spaciousness, two radiators.

Kitchen

10' 8" x 9' 5" (3.25m x 2.87m)

Fitted range of cream coloured high gloss laminate wall and base units with rolled edge work surfaces featuring an inset Belfast style sink unit 'Leisure' range style cooker and cooker hood with further integrated fridge freezer. Cupboard housing gas central heating boiler tiling to splashback areas window to side and door to outside.

Bedroom One

10' 3" x 9' 5" (3.12m x 2.87m)

Built in wardrobes with overhead cupboards and matching bedside cabinets, further coordinating drawer and dressing table units, radiator window to side.

Bedroom Two

9' 6" x 8' 8" (2.90m x 2.64m)

Range of built-in wardrobes, overhead cupboards and bedside cabinets. Radiator bow window to side.

Shower Room

Fitted with suite comprising corner quadrant shower cubicle, vanity wash handbasin and low flush WC with concealed cistern. Tiled walls, chrome towel ladder, extractor fan, window to side

Outside

Two parking spaces, gardens to rear and side.



view this property online swetenhams.co.uk/Property/FRM108895



Welcome to

**New Forest Park, Delamere Road, Norley,
Frodsham**

- Beautiful Park Home
- Two bedroom accommodation
- Superb semi rural location
- Sizable L shaped reception room
- Small Exclusive Site

Tenure: EPC Rating: Exempt

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.

£159,950



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/FRM108895](https://www.swetenhams.co.uk/Property/FRM108895)



Property Ref:
FRM108895 - 0003

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



01928 732626



frodsham@swetenhams.co.uk



Froda House, 113 Main Street, FRODSHAM,
Cheshire, WA6 7AB



[swetenhams.co.uk](https://www.swetenhams.co.uk)