



**Orchard Park, Elton CH2 4NQ**

**Welcome to**

**Orchard Park, Elton**

A superbly presented two bedroom park home offering ready to occupy accommodation, situated within this established park home development. Viewing essential. Don't miss it.



### **Entrance**

Front entrance door to Hall, laminate floor, window to front. Door through to:-

### **Kitchen**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Fitted range of contemporary styled wall and base units with modern style matte white units. roll edge work tops feature inset stainless steel sink unit, further inset stainless steel gas hob with chimney style cooker hood, tiling to splash back areas, window to front. Laminate flooring access through to:-

### **Lounge**

12' 8" x 9' 9" ( 3.86m x 2.97m )

French doors to rear with windows to front and rear elevations conveying an air of light and spaciousness. Laminate flooring, radiator.

### **Bedroom One**

9' 10" x 8' 4" ( 3.00m x 2.54m )

Window to side. Laminate floor, radiator.

### **Bedroom Two**

7' x 4' 5" ( 2.13m x 1.35m )

Window to side

### **Shower Room**

Up to the minute styling to include Low flush w.c. vanity wash hand basin, and corner quadrant shower cubicle. radiator, tiled walls, window to side.

### **Outside**

Parking space, surrounding gardens to include, Lawned areas, raised patio and chipping area promising ease of management.



***view this property online*** [swetenhams.co.uk/Property/FRM107908](http://swetenhams.co.uk/Property/FRM107908)



## Welcome to

### Orchard Park, Elton

- Two Bedroom Park Home Park home
- High Standard of presentation
- Council Tax Band A
- Fitted kitchen
- Shower Room

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.

offers over

# £80,000



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/FRM107908](https://swetenhams.co.uk/Property/FRM107908)



Property Ref:  
FRM107908 - 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](mailto:frodsham@swetenhams.co.uk)



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



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