



Orchard Park, Elton CH2 4NQ

Welcome to

Orchard Park, Elton

Swetenhams are delighted to offer this super 42ftx20ft park home situated in a prestige location within this park designated for the over 50s. Rarely do homes in this sort of location come to market.



Entrance

Front entrance door leading to entrance hall with radiator, further door to:-

Lounge

15' 3" x 16' 8" to recess (4.65m x 5.08m to recess)
Full depth window to front, three radiators, window to side, double doors to:-

Kitchen/Dining Room

20' 7" x 8' 1" (6.27m x 2.46m)
Two windows to side and door to outside.
Fitted to kitchen area with a contemporary styled range of grey laminate wall and base units, laminate worktops feature in set stainless steel sink unit, slot in gas cooker with overhead cooker hood, plumbing for washing machine, ceiling skylight, tiling to splashback areas.

Inner Hallway

Radiator, cupboard housing gas central heating boiler.

Master Bedroom

11' to front of wardrobes x 13' 5" to recess (3.35m to front of wardrobes x 4.09m to recess)
Range of built-in wardrobes, drawers and overhead cupboards with matching bedside cabinets.

En-Suite Shower Room

Presented with suite in white comprising wash hand basin, low flush WC built into bathroom cabinetry.
Recessed shower cubicle, chrome towel ladder, built-in airing cupboard with radiator.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)
Built in mirror wardrobes, radiator, window to side.

Bathroom

Presented with suite in white, comprising panel bath, pedestal wash basin and low flush WC. tiling to splashback areas, radiator, vinyl floor covering window to side.

Outside

Front driveway provides two off-road parking spaces, gardens to front and mainly rear with pleasing slate chipping area and artificial lawn.



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Welcome to

Orchard Park, Elton

- Superb park Home
- Two bedroom accommodation
- Beautiful presentation
- Fitted Kitchen
- Premier Location

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.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FRM108961 - 0006

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.

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