

Ian J Tickle

Independent Estate Agents



3 Foxglove Dell Alvanley Park, Tarvin Road, Alvanley, Cheshire, WA6 9AL

This is an outstanding Park Home situated on a choice site in a rural location between the market town of Frodsham and the pretty village of Alvanley. The accommodation is spacious, well planned and tastefully decorated throughout. With parking for two to three cars and private sunny patios to the rear and side. Residents to be over 50 years of age. Dogs not allowed on this site.

£149,950



Tel: 01928 731744



Open Porch

Hall

6'9" x 4'2"

UPVC front door. Radiator. Walk-in cupboard with Glow Worm central heating boiler.

Living Room

19'6" x 11'8"

Electric fire and fire surround. Two radiators. Two double glazed windows to side. Double glazed window to front. Sliding double glazed patio door to rear.

Dining/Kitchen Area

10'6" x 10'2"

Radiator. Double glazed window to front.



Kitchen Area

9'3" x 14'9"/10'6"

Well equipped with quality units including base units. Wall cupboards. Peninsula unit with cupboards and work top. Electrolux built in oven. Gas hob. Electrolux extractor. Plumbed for washing machine. Radiator. Double glazed window. UPVC rear door.

Inner Hall

Radiator. Linen cupboard.

Bedroom 1

12'9" x 9'5" (onto wardrobe door)

Double glazed window. Built-in wardrobe.

Bedroom 2

9'10" x 7'10" (wall to wall)

Radiator. Double glazed window. Built-in wardrobes.



Bathroom

6'9" x 6'7"

Bath. Wash hand basin. WC. Radiator. Double glazed window.

External

Raised front garden well stocked with perennials. External light. Parking to side for two to three cars.

Rear - Private patio area with flagging and lawn. Additional patio area to side - very private. Shed/workshop. Greenhouse.

Note

Age - 14 Years old approximately

Size - 40' x 20'

Model - Wessex

Pitch Fee - £131.39 pcm next review April 2021 paid on 13th of each month

Services - Mains electric drainage and gas

Council Tax - Band A

Site Owner - Taylor Leisure

Age Restriction - To be over 50 years of age

Strictly no dogs

Directions

From the centre of Frodsham proceed along Main Street (A56) towards Helsby. Turn left onto Tarvin Road. Continue along Tarvin Road past Teuthill.

Turn left into Alvanley Park just beyond the Alvanley sign.



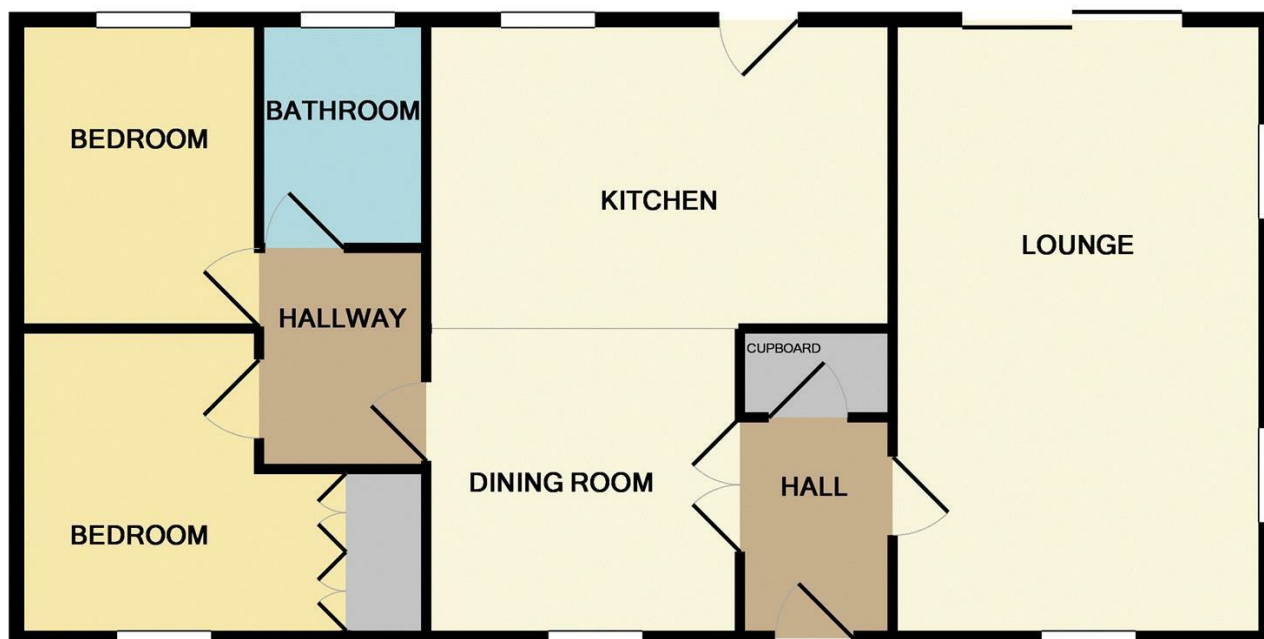


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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