



Eddisbury Hill, Delamere Northwich CW8 2HY

welcome to

Eddisbury Hill, Delamere Northwich

A must see park home which comes to the market with NO ONWARD CHAIN. Set within the highly sought-after Eddisbury Hill Park development and occupying a wonderful enviable position offering beautiful elevated countryside views to the rear. Once sitting in the elevated garden you could be anywhere....



Entrance Hall**Living Room**

11' 9" x 11' 2" (3.58m x 3.40m)

Breakfast Kitchen

11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom One

9' 11" x 9' 8" (3.02m x 2.95m)

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m)

Shower Room

6' x 5' 5" (1.83m x 1.65m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Eddisbury Hill, Delamere Northwich

- Highly sought after Eddisbury Hill Park Development
- A superb well presented park home
- Wonderful well maintained gardens
- Paved seating areas and walkways
- Elevated hidden garden with countryside views

Tenure: EPC Rating: Exempt

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
NRT108273 - 0005

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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