





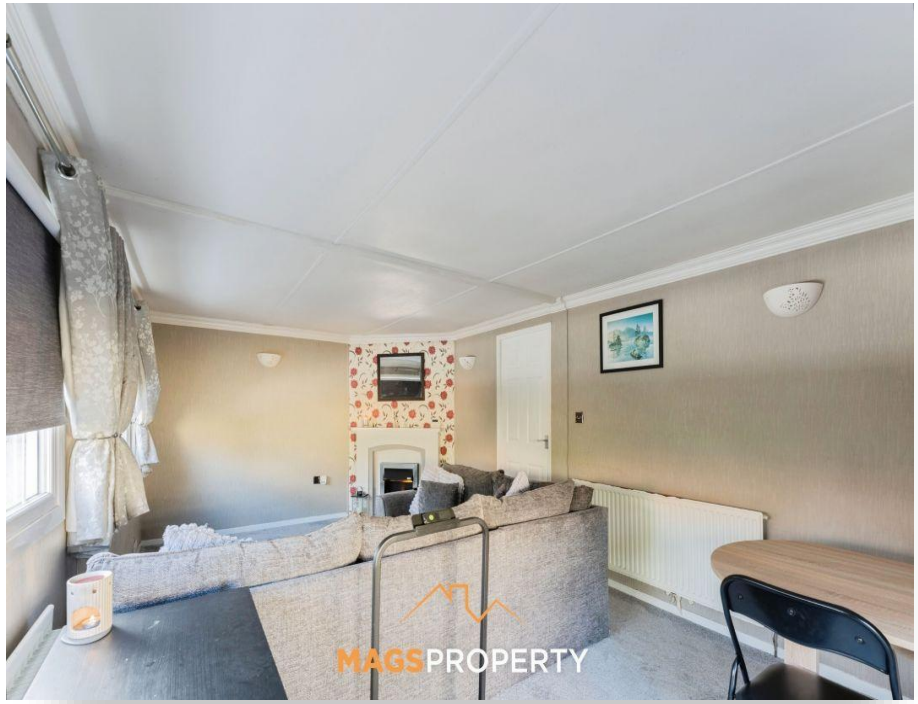
Orchard Park, Elton Chester CH2 4NG

swetenhams

welcome to

Orchard Park, Elton Chester

Here is a real opportunity. we are delighted to offer this double width park home situated enjoying a premium location within this well established residential park. Two bedrooms Fitted Kitchen, lovely position and ample parking. Don't miss it.





Here is a real opportunity. we are delighted to offer this double width park home situated enjoying a premium location within this well established residential park. The property has been the subject of improvement in recent years the net result being a simply lovely home and it is only the need for grand parenting duties causing the sale. This is what must be described as a 'hidden gem'

with a lovely 'secret garden' to rear with deck to enjoy the late autumn sunshine. In short it is a chance not to be missed, we rarely see them as good as this one at this price point. Accommodation includes Lounge, Fitted kitchen, two bedrooms and bathroom.

Viewing is essential.

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.

Lounge

18' 11" x 11' (5.77m x 3.35m)

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom One

13' 1" x 8' 11" (3.99m x 2.72m)

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)







view this property online swetenhams.co.uk/Property/FRM109998

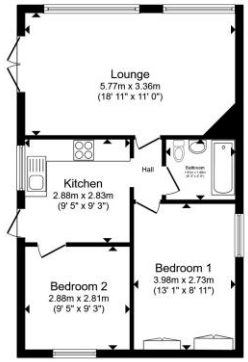
welcome to

Orchard Park, Elton Chester

- Superb Park Home
- Double width design
- Two Bedroom Accommodation
- Much improved and well presented
- Large plot, great location.

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.



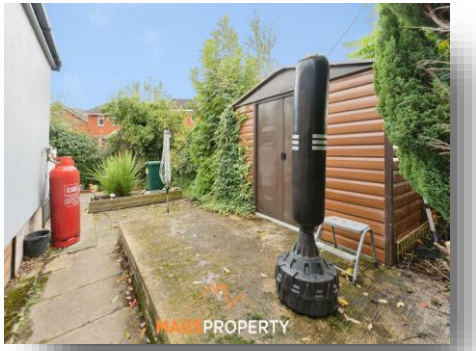
Total floor area 53.2 m² (573 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

offers over

£90,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109998

The Property Ombudsman

Property Ref:
FRM109998 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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