



**Eddisbury Hill, Delamere Northwich CW8 2HY**

**welcome to**

**Eddisbury Hill, Delamere Northwich**

Found within the Eddisbury Hill Park development this two bedroom double unit park home comes to the market with NO ONWARD CHAIN and offers an ideal opportunity to live within a semi-rural quiet location within a short distance to Delamere Forest with its countryside walks.



### **Entrance Hall**

Steps leading to the front door having a double glazed window light, a built in airing cupboard housing the gas boiler and ideal storage space, a further built in storage cupboard having a radiator with thermostat and an obscured double glazed window (previously a cloakroom/WC with plumbing still available).

### **Living Room**

16' 8" x 10' 8" ( 5.08m x 3.25m )

Having a front aspect double glazed Bay Window, a side aspect double glazed window, two radiators with thermostats, an Adam style fireplace housing a coal effect gas fire with a marble hearth and surround. Power points, door through to the dining kitchen.

### **Dining Kitchen**

18' 6" x 8' 6" ( 5.49m x 2.59m )

Fitted with a range of wall mounted and base level units with wood effect rolled work top surfaces incorporating a stainless steel sink and drainer. A built in stainless steel electric oven and grill with a four ring gas hob, space for a fridge freezer, plumbing for a washing machine, tiled effect walls and flooring. Featuring a front aspect double glazed Bay Window, a side aspect double glazed window, double glazed door to the side with steps leading to the driveway. Radiator with thermostat, built in storage cupboard with shelving.

### **Bedroom One**

11' 8" x 9' 5" ( 3.56m x 2.87m )

Having a rear aspect double glazed window, a radiator with thermostat, power points.

### **Bedroom Two**

11' 8" x 9' 5" ( 3.56m x 2.87m )

Having a rear aspect double glazed window, a radiator with thermostat, and power points.

### **Bathroom**

6' 8" x 5' 6" ( 2.03m x 1.68m )

Fitted with a three piece suite comprising panel bath

having a wall mounted electric shower, pedestal wash hand basin and a low level W.C. Side aspect obscured double glazed window, radiator and an extractor fan.

### **Externally**

The Park Home offers a good size plot having a mature garden and a driveway which provides off the road parking. Paved pathways and steps lead to the dining kitchen, then continue to the side which offers an ideal space for bin storage, a large storage shed, and the gas tank. There is a small pathway to the rear with mature trees, flowerbed and shrub borders. The front of the property has mature gardens with further paved walkways and stepping stones, this then continues the other side having a shailed garden area and walkway, mature trees, and paved steps to the front door.



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## Eddisbury Hill, Delamere Northwich

- Popular Eddisbury Hill Park Development
- Semi rural location with an elevated position
- Council Tax Band A
- Over 50's only, contact the office for further details
- 

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.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT108027 - 0006

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