REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Meadow House Park Badcocks Lane

Spurstow, Tarporley, CW6 9RT

£135,000

2 1 1





Meadow House Park Badcocks Lane

Spurstow, Tarporley, CW6 9RT

£135,000





Entrance Hall
A side-facing uPVC double-glazed entrance door with obscured glass inserts, ceiling-mounted light fitting and single-panel radiator. Doors lead to the Lounge, both bedrooms and family shower room. The hallway also benefits from two useful storage cupboards.

Lounge
A bright and beautifully presented lounge featuring a front-facing uPVC double-glazed window and side-facing uPVC double-glazed bay window, allowing plenty of natural light to fill the room. Side-facing uPVC double-glazed doors provide additional access and light. The room benefits from a coved ceiling, two ceiling-mounted light fittings, a wall-mounted light fitting and a double-panel radiator. Further features include an attractive feature wall with decorative wallpaper, wood-effect flooring, a television point, aerial point and telephone point.

Bedroom One
A well-presented bedroom featuring a UPVC double-glazed window with curtains and blinds, a double-panel radiator beneath, and a coved ceiling. Wall-mounted light fittings provide additional lighting. double fitted wardrobes offer ample storage, carpeted flooring.

Kitchen/Diner
A modern and well-presented kitchen featuring a uPVC double-glazed window, coved ceiling and strip lighting. The kitchen is fitted with an extensive range of wall and floor-mounted cupboards, complemented by work top surfaces and splashback. Features include a sink with drainer and mixer tap, an integrated electric oven and grill, a four-ring gas hob with extractor above, and space for additional appliances. Finished with laminate - effect flooring, the kitchen also benefits from a door leading to the Lounge.

Bedroom Two
A well-presented bedroom featuring a UPVC double-glazed window with curtains and blinds, a double-panel radiator beneath, and a coved ceiling. Fitted wardrobes, Wall-mounted light fittings provide additional lighting. carpeted flooring.

Shower Room
A well-presented shower room featuring a rear-facing uPVC double-glazed window with obscured glass, a ceiling-mounted light fitting, coved ceiling and extractor fan. The suite comprises a modern shower cubicle with glass screening and a wash hand basin with mixer tap. Further benefits include a double-panel radiator, attractive marble-effect wall coverings and dark flooring, creating a clean and contemporary finish.

Outside
To the side of the property is a private driveway providing Off Road Parking for 2 vehicles. The property also benefits from an enclosed garden, featuring a lawned area and timber pergola, creating an attractive space for outdoor relaxation and entertaining. The garden is bordered by established hedging, offering a good degree of privacy.
Further benefits include a brick-built outbuilding and two sheds, offering additional storage.

Additional information
Ground Rent and pitch fee payments are will be set at £162per month. Please note that the site fee (also

known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.

Please note upon a future sale, 10% of the proceeds need to be paid to the owner of the park.

SERVICES We understand that mains electric and water are connected. Shared drainage system. LPG central heating.









Road Map



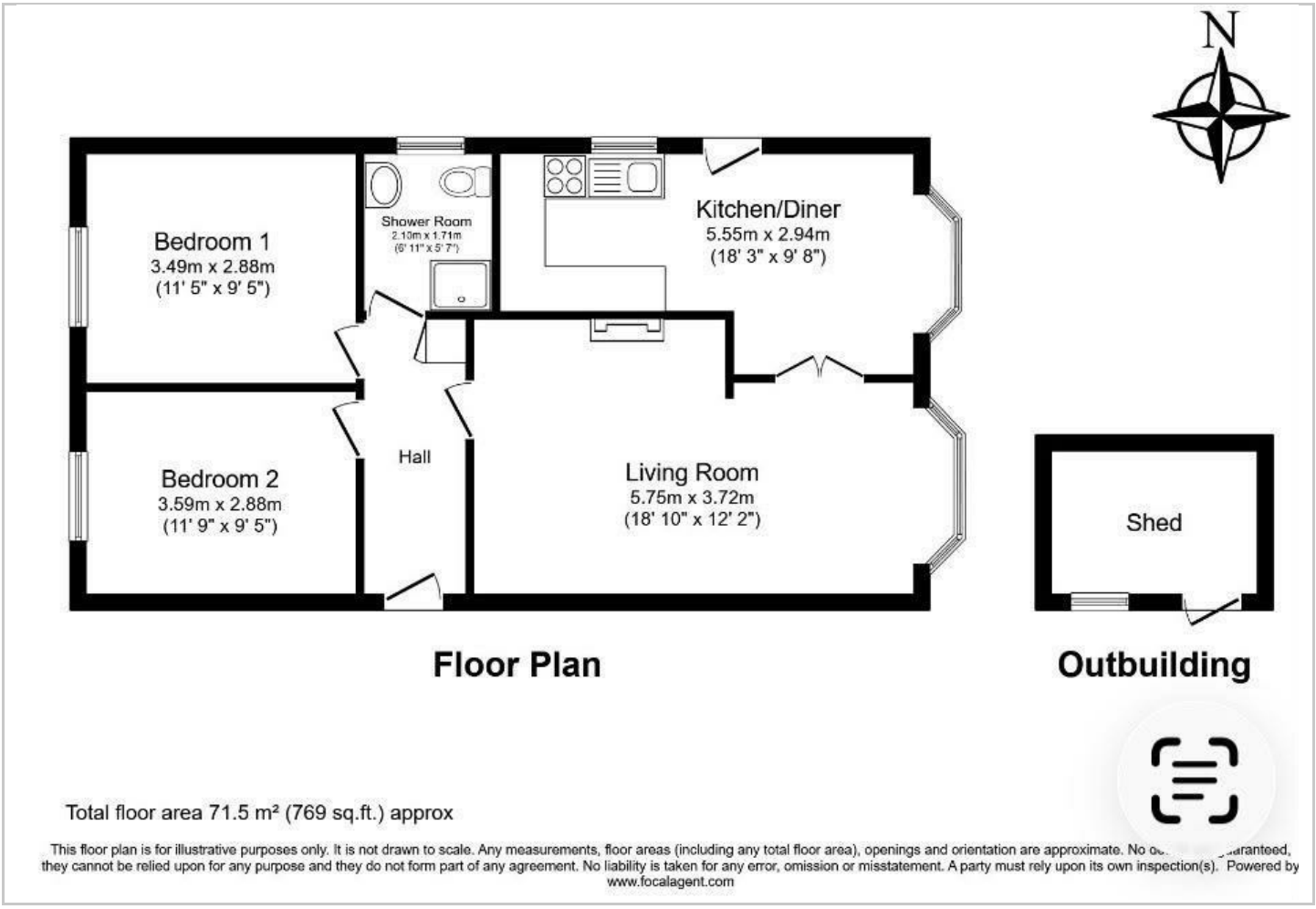
Hybrid Map



Terrain Map



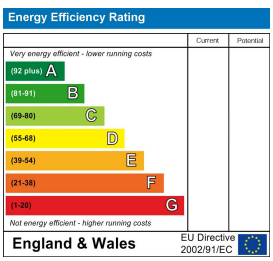
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 High Street, Wrexham, LL13 8HP
Tel: 01978 353000 Email: wrexham@reidandroberts.com reidandroberts.com