



**14 Field Maple Avenue, Wincham, Northwich, Cheshire, CW9
6RF
£142,500**

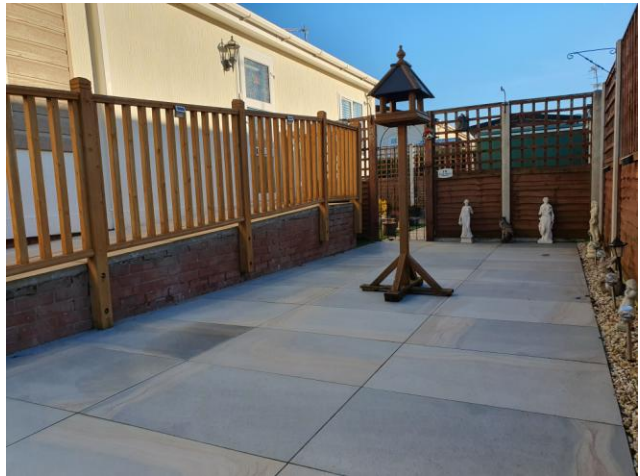
Constructed in 2018, this two bedroom park home is of the Hayden design by Tingdene Parks Ltd and is situated in the popular village of Wincham and is only available to clients over the age of 45. The property allows easy access to Northwich town centre and is warmed by gas central heating which is complemented with uPVC double glazing. In brief the property comprises entrance hall, lounge, dining area, kitchen with fitted appliances, bedroom one with fitted wardrobes, a further second bedroom with fitted storage and a well appointed shower room. Externally there is a block brick driveway to allow for off road parking and has gardens to the front, rear and side which are laid with polished flags, artificial grass and a storage shed.



TOTAL FLOOR AREA: 502 sq.ft. (46.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Entrance Hall

Lounge: 14'03" x 11'00" uPVC French Doors to the front elevation, feature fire place with electric fire, radiator.

Kitchen/Dining Area: 8'00" x 11'00" Fitted with a range of wall and base units with trend resin work surfaces over, incorporating electric oven, electric hob, integrated fridge, integrated freezer, integrated washing machine, composite sink with mixer tap, uPVC double glazed window to the left elevation and uPVC double glazed window to the right elevation.

Bedroom One: 8'05" x 9'00" uPVC double glazed window to the side elevation, fitted wardrobes, radiator.

Bedroom Two: 8'02" x 7'06" uPVC windows to the side elevation, fitted storage, radiator.

Shower Room: 8'00" x 5'07" Fitted with a three-piece suite comprising Quadrant shower cubicle, wash basin set in vanity unit, low level W.C, chrome heated towel rail, part tiled walls, uPVC opaque glass window to the side elevation.