

Town & Country

Estate & Letting Agents

Cheshire Park Homes, Dunham On
The Hill

£110,000



Available with no onward chain. This park home offers the perfect blend of comfort and convenience, this property is a must for anyone seeking a low maintenance lifestyle, enjoying open plan living, with two bedrooms and a shower room. Enjoying a grass border and parking available.

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Warrington Road onto Chester Road, turn right into the park, turn left, the destination will be on the right.

ENTRANCE HALL

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a radiator, door off to the living space, shower room and both bedrooms.



DESCRIPTION

This delightful two-bedroom park home offers a perfect blend of comfort, convenience, and serene living in a peaceful community. Set in a sought-after park home estate, this property is ideal for those seeking a relaxed, low-maintenance lifestyle.

LOCATION

Cheshire Park Homes is a residential park home estate located in Dunham on the Hill, a small village in the Cheshire countryside, this Park home is situated in a rural area surrounded by fields and countryside, offering a peaceful, semi-rural lifestyle for its residents. Despite the rural setting, there are a few local amenities such as pubs and small shops in Dunham on the Hill. Larger facilities, including supermarkets, healthcare, and leisure options, are available in Frodsham and Chester.

DIRECTIONS

Starting at our Chester branch: Head west on Castle Street towards Bunce Street, at the roundabout, take the second exit onto Nicholas Street/A5268, continue to follow A5268, at the roundabout, take the second exit onto St Oswalds Way/A5268, at the roundabout, take the first exit onto Hoole Way/A56, at Hoole Roundabout, take the second exit onto Warrington Road/A56, at Hoole Island Jct, take the second exit, continue along



MAIN LIVING SPACE

23'8 x 10'8

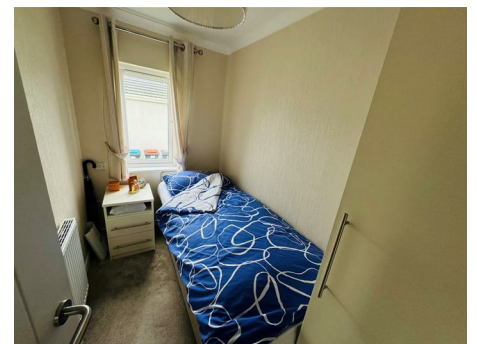
The main living area offers a bright and airy feel with its triple-aspect design, featuring windows to the front and side elevations along with French doors opening to the outdoor space. The space is heated by two radiators. The kitchen space is both functional and stylish fitted with a range of attractive wall, base and drawer units complemented by stainless steel handles with a wood grain effect work surface housing a stainless-steel single drainer sink unit with a mixer tap. The kitchen is equipped with integrated appliances including a stainless-steel hob, extractor fan and oven, there is also a built-in washing machine, dishwasher and fridge freezer. Additionally, the Worcester gas combination boiler is discretely housed within one of the cupboards.



BEDROOM ONE

10'8 x 8'2

With windows to the rear elevation, a radiator and fitted with wardrobes and a luggage covered canopy with stainless steel handles.



BEDROOM TWO

8'4 x 6'4

Having a window facing the rear elevation radiator and fitted wardrobe with stainless steel handle



SHOWER ROOM

5'10 x 5'3

Installed with a three-piece suite comprising a double shower enclosure with thermostatic shower, dual flush low level WC and a vanity unit with a wash hand basin with mixer tap, the wall a partially tiled with a chrome heated towel rail fitted shelving and extractor fan and opaque window facing the rear elevation .

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax band A £1518

Pitch Fee £188.07 pcm

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the

time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	