



Meadow House Park Badcocks Lane

Spurstow, Tarporley, CW6 9RT

£135,000



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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.

Open Plan Lounge/Diner

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.

Kitchen

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.

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.

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.

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. Wall-mounted light fittings provide additional lighting. carpeted flooring.

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 £126 per month. Please note that the site fee

Tel: 01978 353000

(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.



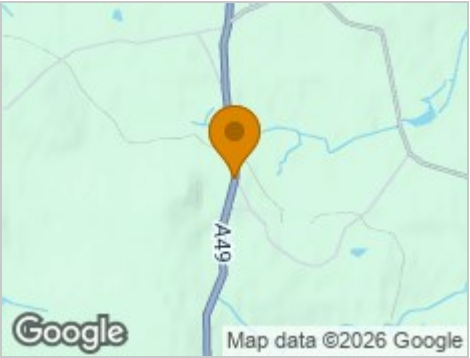
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor Plan

Outbuilding

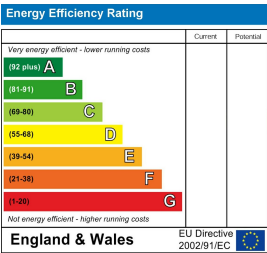
Total floor area 71.5 m² (769 sq.ft.) approx

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 guarantee is made or warranted, 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.focalagent.com

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



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