



**8 Western Park**  
CW11 4NW  
**£135,000**



STEPHENSON BROWNE

Fantastic opportunity to purchase this OVER 50s beautiful park home in the heart of Winterley. With large room sizes and both front and rear gardens, this stunning home needs to be seen to be fully appreciated.

#### Agents Remarks

Absolutely stunning OVER 50s park home property close to the centre of picturesque Haslington. Tastefully decorated throughout, this large park home would be ideal for those looking to downsize into a beautifully presented bungalow style property.

In brief the property comprises; entrance hallway, large lounge/diner, kitchen, bathroom and two double bedroom's, master with en suite and dressing room. Externally there is a garden and driveway to the front of the property and a communal garden, patio area and garden shed to the rear.

Offering immaculate modern accommodation in an ideal location and NO ONWARD CHAIN, a viewing is absolutely essential to appreciate this home.

#### Location

#### ACCOMMODATION

##### Entrance Hallway

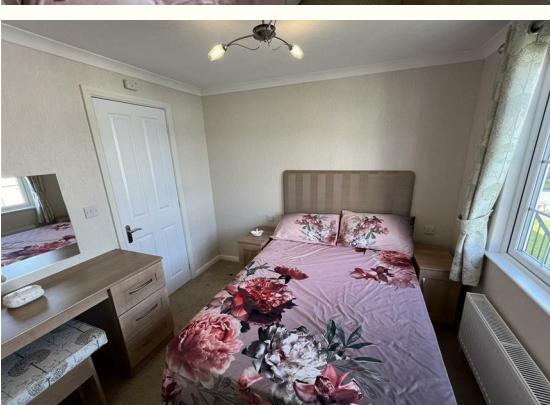
Two ceiling light points, radiator, smoke alarm, two storage cupboards.

##### Lounge/Diner

16'6" x 10'7" to the maximum (5.049 x 3.241 to the maximum)

Three ceiling light points, three radiators, tv point, gas fire with wooden (acrylic) surround, three UPVC double glazes windows to the front and side elevation





#### **Kitchen**

9'3" x 11'10" (2.830 x 3.622)

Good range of white wall and base units with wooden work surface over, integrated fridge freezer, integrated oven with gas hob and extractor fan over, integrated dishwasher, stainless steel sink with mixer tap over, UPVC double glazed window to rear elevation, UPVC double glazed door with frosted panels to rear elevation, storage cupboard housing Potterton combination boiler, ceiling light point, wood effect vinyl flooring, radiator.

#### **Bedroom One**

9'3" x 8'6" (2.830 x 2.591)

Ceiling light point, radiator, UPVC double glazed window to rear elevation.

#### **Walk-in Wardrobe**

4'0" x 5'3" (1.244 x 1.610 )

Ceiling light point, built in storage.

#### **En Suite**

Low level WC, pedestal wash hand basin with storage unit, UPVC double glazed frosted window to side elevation, ceiling light point, extractor fan, walk in shower enclosure with electric mixer shower over, radiator.

#### **Bedroom Two**

9'3" x 9'2" to the maximum (2.825 x 2.803 to the maximum)

Ceiling light point, radiator, UPVC double glazed bay window to front elevation, wood effect vinyl flooring.

#### **Bathroom**

Low level WC, pedestal wash hand basin with storage unit, panel bath with mixer tap, wood effect vinyl flooring.

#### **OUTSIDE**

##### **Front**

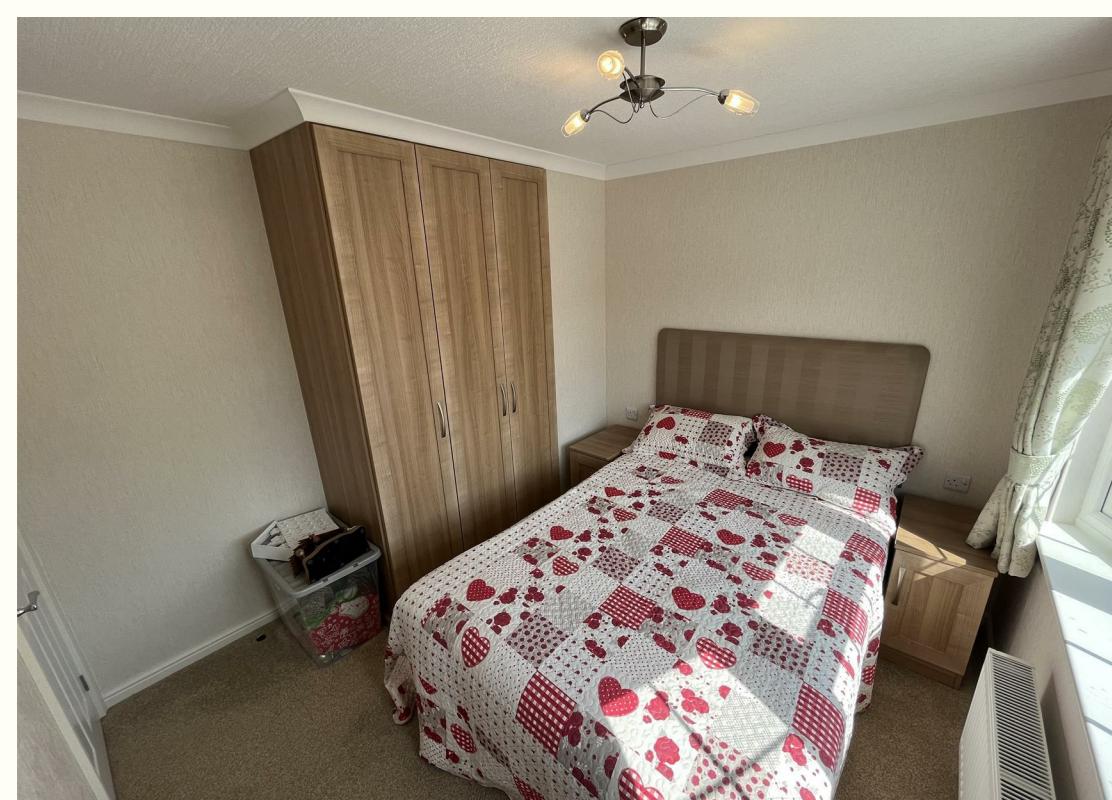
Laid to lawn area, steps leading up to property, small shrubbery area, driveway.

##### **Rear**

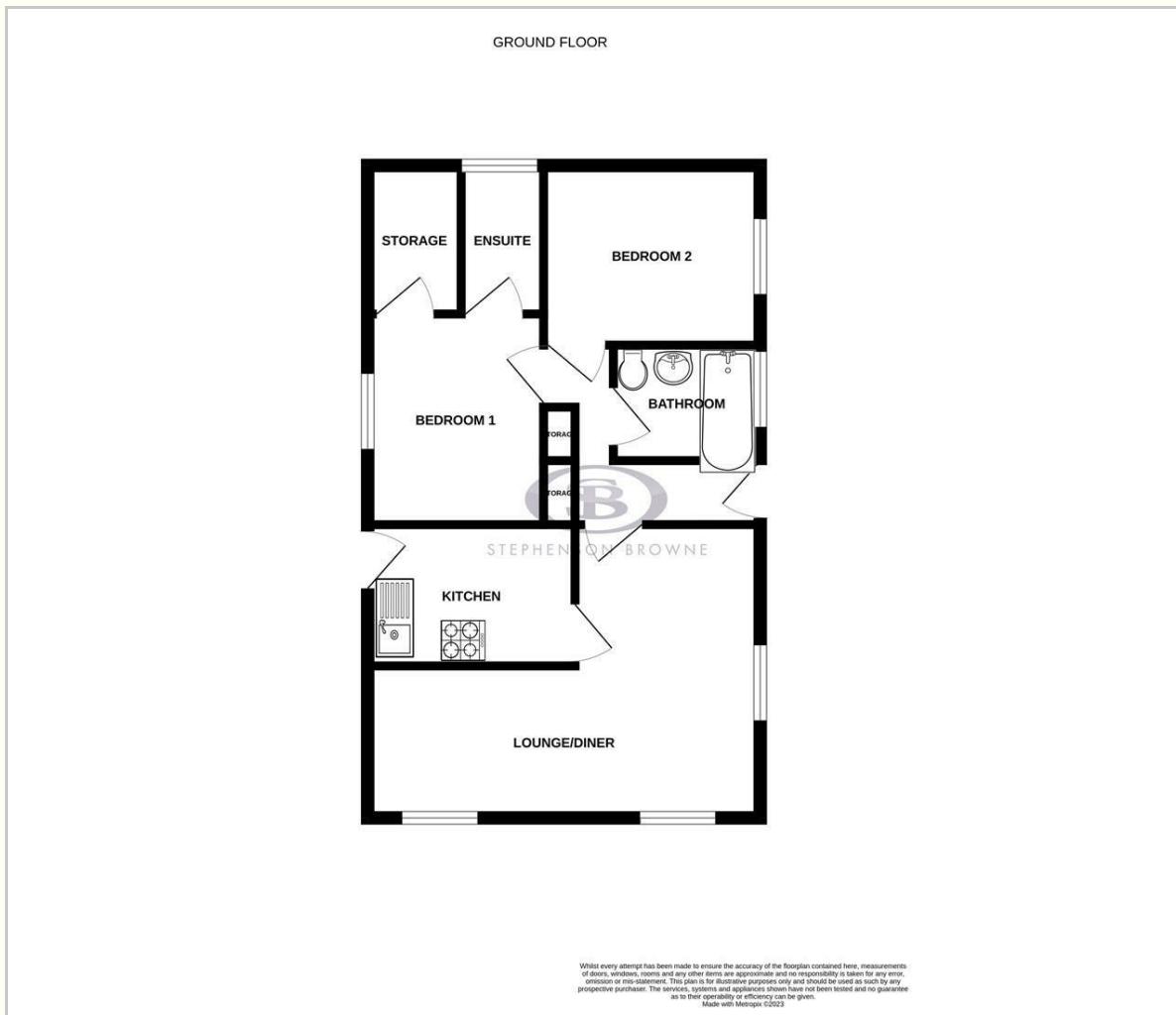
Patio area, communal garden, garden shed.

##### **Service Charge**

£152.17pcm



## Floor Plan



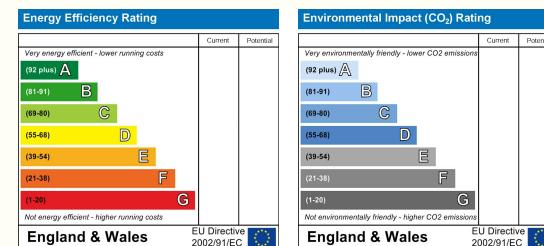
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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