



Bright Spacious L-shaped Lounge Dining Room

Master Bedroom with En-Suite Shower Room

Three Piece Separate Bathroom

Two Double Bedrooms with Wardrobes

Well Planned Modern Kitchen

Detached Garage & Parking



Introduction

A most well presented, bright, airy two double bedroom park home, offering ready to move into accommodation. The welcoming hallway leads to the majority of rooms. The spacious lounge sits open plan to the dining area, and enjoys a dual aspect to allow natural light to fill the room and boasts a central feature fireplace. The dining area offers a bright area, again enjoying a dual aspect with plentiful space for dining furniture. The well planned kitchen delivers a range of modern matching units to provide ample storage. The main bedroom provides a range of attractive fitted bedroom furniture and is served by a three piece en-suite shower room. The second double bedroom is located to the rear aspect and again offers a range of built in furniture. This lovely park home is completed with a modern white three piece bathroom. Externally: The detached garage sits to one side of the plot with a private driveway to the front of the garage. The front and side gardens have been designed to offer low maintenance gardening, ideal for show planters, to the rear of the garden is a small paved seating area.

This lovely Park home is offered For Sale with No Seller Chain Involved.

EPC Exempt

Council Tax Band - A - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Entrance Hallway

A welcoming hallway with part glazed PVC main entrance door with doors giving access to most rooms, and useful heated shelved airing cupboard.

L-Shaped Open Plan Lounge Dining Room

Lounge Area 11' 3" x 17' 9" (3.43m x 5.41m)

A lovely bright, airy lounge enjoying a dual aspect with windows to both front and side allowing natural light to fill the space. A central feature fire housing an electric coal effect fire gives the room a focal point. The lounge area is completed with an open arch way leading to the dining area.

Dining Area 9' 0" x 7' 7" (2.74m x 2.31m)

Enjoying a dual aspect with windows to both rear and side aspects which allow ample natural light, a nice size area to fit a dining suite.

Kitchen 8' 1" x 11' 1" (2.46m x 3.38m)

The well planned kitchen offers a range of matching cream coloured wall, drawer and base units offering plentiful storage. Contrasting work surface flows round to deliver ample preparation space and home to the inset one and a half single drainer sink unit, which sits below the window to the rear aspect. Integrated Neff oven and grill is situated below the four ring gas hob with tiled splash back leading to the Neff extractor fan. The kitchen is completed with a part glazed door giving access to the rear aspect.

Bedroom One 9' 11" x 9' 0" (3.02m x 2.74m)

A generous main bedroom fitted with a range of matching furniture to incorporate, twin double wardrobes, drawer unit and two bedside units. Completed with access to the en-suite shower room.

En-Suite Shower Room

Providing a matching three piece suite to comprise: Step in shower with mains mixer shower, low level WC and wall mounted hand wash basin.

Bedroom Two 7' 6" x 10' 10" (2.28m x 3.30m)

The second double bedroom is located to the rear aspect with a built in double wardrobe and a set of drawers with matching bedside units.

Bathroom

Providing a matching three piece suite to comprise: Panelled bath, low level WC and vanity unit housing the hand wash basin with storage below. Completed with complimentary part tiling.

Externally

Front Aspect

Designed for ease of maintenance, the pretty gravel area sweeps around the front and side aspects with a selection of herbaceous shrubs and plants.

Garage

With up and over entrance door and window to rear aspect.

Rear Aspect

The paved pathway flows around the park home to give access to a set of steps leading to the kitchen. Access is also gained to the paved patio area, ideal for seating and plant pots.

NB:

Age restrictions along with park terms and conditions apply. Please call for details.

Tenure

We have been informed the Park Home has no lease, but a Pitch Fee must be paid.

Pitch Fee: £159.25 PCM (April 2023) Reviewed annually.

N.B: 10% of the re-sale price of any Park Homes at this site is collected by the Land Owner Tingdene.

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Location

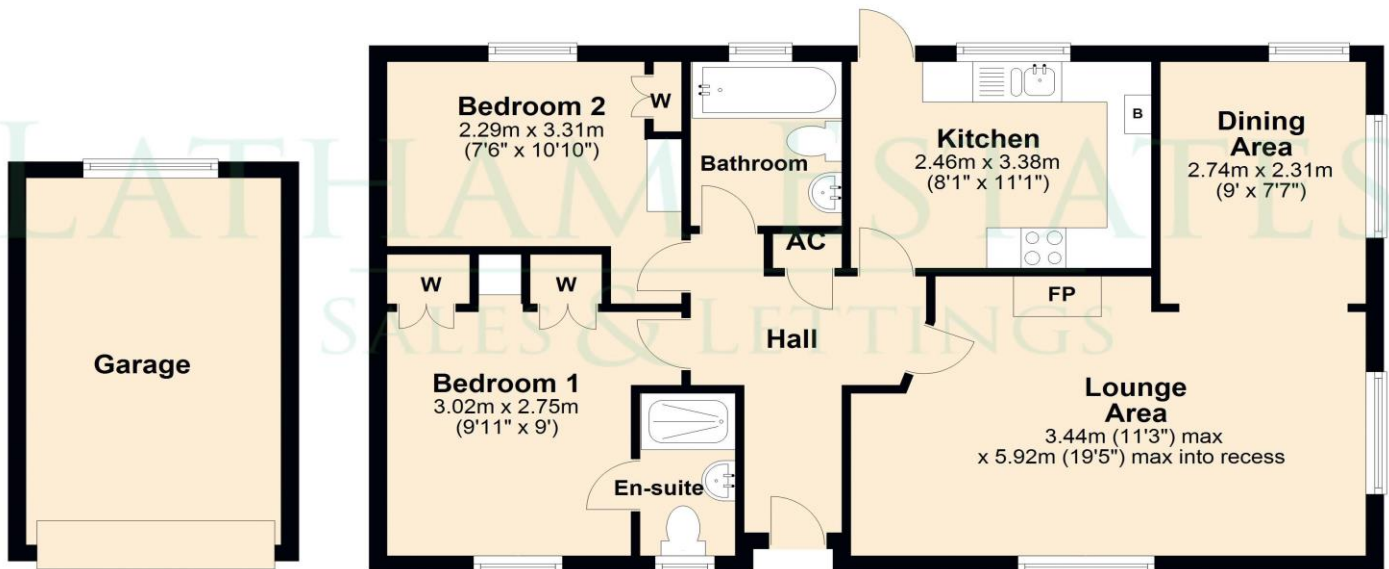
Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular time table to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway. Manchester International Airport is also within easy reach.

Directions

From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts, proceed north, straight ahead onto the A50 Knutsford Road. Upon entering Cranage, take the second right hand turn, into Goostrey Lane, sign posted Goostrey. Continue along Goostrey Lane into the 30MPH after approximately 0.5 miles. Mount Pleasant Park will be found on the right hand side, continue on to the park. Follow the road round to the right, then take the first left, (past the wishing well). Continue along to the end where the park home can be found on your right hand side. Viewing Strictly by Appointment



Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.