



Stunning Views Over Cheshire Farmland

Open Plan Dining Kitchen

Private Garden & Garage

Spacious Lounge

Two Good Size Bedrooms

Low Maintenance Gardens



Introduction

A double fronted two-bedroom detached park home occupying a most enviable plot with far reaching views to the rear aspect looking over Cheshire farmland facing a southerly aspect with a private rear garden, along with garage and ample parking. Located on the ever-popular Mount Pleasant Residential Park development in the heart of the beautiful Cheshire village of Goostrey. Mount Pleasant is a village within a village. The accommodation starts with an entrance hallway which leads to the generous dual aspect lounge, located to the front aspect with two windows allowing natural light to fill the room and completed with a central feature fireplace. The open plan dining kitchen is located to the rear aspect with spectacular views at the rear over the Cheshire farmland. The kitchen area offers an array of matching units and sits seamlessly to the dining area of which a patio door opens to the raised terrace area. The two bedrooms each boast fitted wardrobes providing excellent storage. The accommodation is completed with three-piece bathroom. Externally the gardens have been planned to provide ideal low maintenance gardening, with a raised paved patio, perfect to sit and enjoy the stunning views. The private driveway sits to one side and leads to the detached single garage.

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

The main entrance door opens to the hallway which gives access to both bedrooms, shower room and lounge. Completed with useful cloak cupboard, ideal for household items.

Lounge 16' 7" x 10' 8" (5.05m x 3.25m)

A substantial lounge located to the front aspect enjoying a dual aspect with a bay window to the front and further window to the side aspect, both allowing natural light to fill the room. The attractive electric fireplace gives the room a main focal point. The lounge is completed with access to the dining area.

Open Plan Dining Kitchen 8' 2" x 17' 1" (2.49m x 5.20m)

Dining Area

Situated to the rear aspect, boasting the impressive views at the rear and accessed through the lounge, the dining area provides ample space for your free-standing dining furniture. A French style patio door gives access to the raised patio.

Kitchen Area

Sitting open plan to the dining area therefore further enjoying the superb view, is the well-planned kitchen. Offering a range of matching wall, drawer, and base units, with contrasting work surface housing the single drainer sink unit with swan neck mixer tap ware with space for a free-standing washing machine, oven and freestanding larder fridge/freezer. Further storage is available with a pantry cupboard.

Master Bedroom 9' 6" x 11' 0" max (2.89m x 3.35m)

The main bedroom is located to the front aspect, with a range of matching fitted furniture to include several wardrobes and drawer units, to deliver hanging rail space and shelving all providing storage in abundance. Enjoying dual aspect windows to allow natural light to flow through.

Bedroom Two

9' 5" x 7' 11" (2.87m x 2.41m)

The second bedroom is located to the rear aspect with further built in wardrobes, to provide ample storage.

Bathroom

Comprising of a matching white three piece suite to comprise: Panelled bath with shower attachment above, low level WC and pedestal hand wash basin.

Externally

Front Aspect

The front central steps lead to the main entrance with a gravelled area for ease of maintenance with a thoughtfully planted herbaceous plants. The private driveway sits to one side and provides off road parking, which in turn leads to the detached garage.

Rear Aspect

Exceptional views over the Cheshire farmland and boasting a southerly facing aspect. The rear garden offers a substantial paved patio area, with a further raised patio area to utilise the view, providing the perfect place to sit and enjoy this enviable location whilst offering privacy.

Garage

Up and over main entrance door with a courtesy side door.

Tenure

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

Pitch Fee: £168.00 PCM / £2,016.00 PA 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.

N.B

Age restrictions along with park terms and conditions apply. Please call 01477 533111 for details.



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.

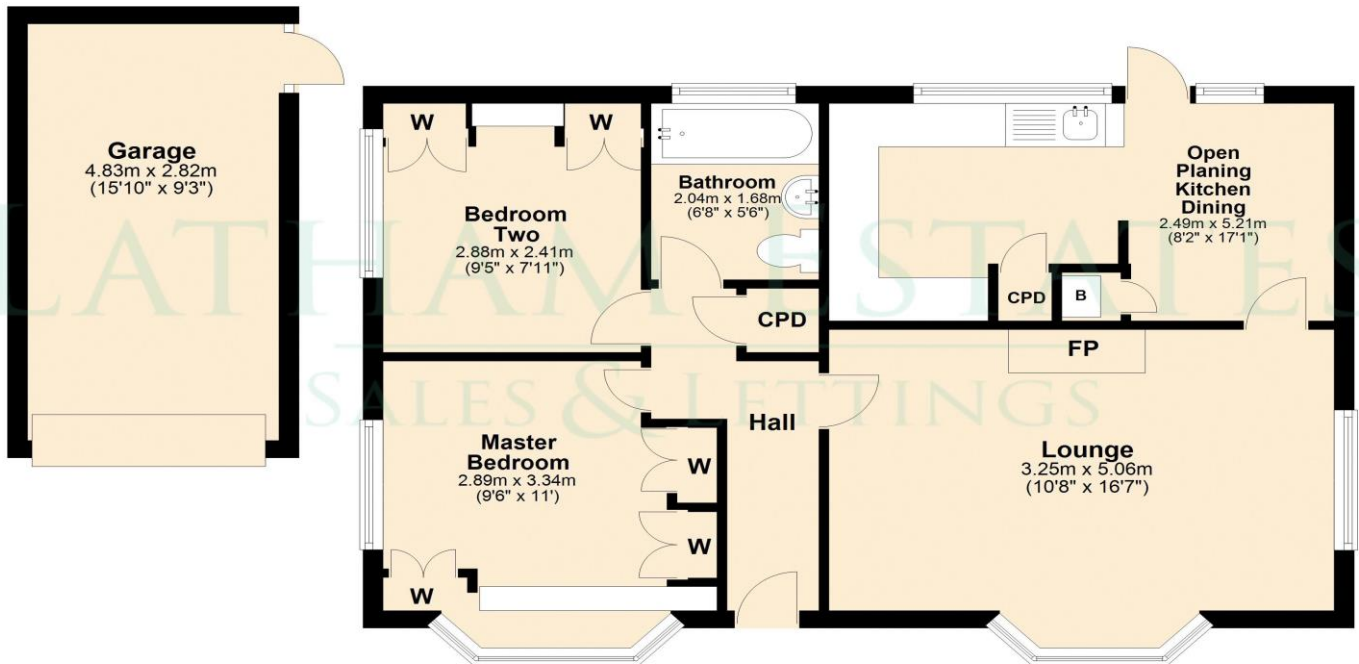
Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces 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, at the mini roundabouts proceed straight ahead onto the A50 Knutsford Road. Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey. Mount Pleasant Park will be found a short distance down on the right hand side, continue on to the park, taking the first left, follow the road round past, where the property can be found on the left hand side. Stat Nav uses: CW4 8JU 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

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.