



Spacious Park Home

Two Good Size Bedrooms with Wardrobes

Ample Off Road Parking and Garage

Bright, Sizable Lounge through Dining

Smart Three Piece Shower Room

No Seller Chain Involved



Introduction

A two bedroom deceptively spacious park home, offering ready to move into accommodation. Situated on the popular, sought after Mount Pleasant residential park in the lovely Cheshire village of Goostrey. Mount Pleasant Residential Park offers a village style living within the village. The substantial accommodation delivers an open plan spacious L-Shaped lounge through dining room located to the front aspect enjoying a dual aspect, with several windows allowing natural light to fill the room. The generous sized well-planned kitchen offers a range of matching wall, drawer, and base units to provide ample storage. The inner hallway leads to both double well-proportioned bedrooms located to the rear aspect, both boasting built in fitted wardrobes for storage. The accommodation is completed with a stylish white three-piece shower room. Externally: The private driveway sits to one side to provide off road parking, which in turn leads to the detached garage. The gardens have been designed for low maintenance, with a good size private paved rear area set to the rear aspect, ideal for potted plants.

This delightful park home is offered for sale with No Seller Chain Involved.

EPC Exempt

Council Tax Band A – Cheshire East

Tenure – Leasehold

ACCOMMODATION

Lounge Through Dining Room

Lounge Area

14' 7" x 8' 5" (4.44m x 2.56m)

Situated to the front aspect, is the bright, airy lounge with feature central chimney breast, creating a focal point of the room and home to the gas central heating baxi boiler. This lovely room sits open plan to the dining area and gives access to both the inner hallway and kitchen.

Dining Room

8' 5" x 9' 10" (2.56m x 2.99m)

Sitting seamlessly open plan to the lounge with a double glazed door to the front aspect and window to the side aspect both allowing ample natural light, with ample room for dining furniture.

Kitchen

10' 3" x 9' 10" (3.12m x 2.99m)

The well planned, generous kitchen offers a range of matching wall, drawer and base units to deliver ample storage. Contrasting work surface flows round to provide ample preparation space. Integrated four ring gas hob, with extractor over and built in oven with grill below. The single drainer sink unit sits below a double glazed window to the side aspect. The kitchen is completed with space for free standing washing machine, space for larder style fridge/freezer, along with a door to side aspect.

Inner Hallway

Access is given to both bedrooms and shower room, completed with useful storage cupboard.

Master Bedroom

9' 11" max x 9' 7" max (3.02m x 2.92m)

Located to the rear aspect is the good size master bedroom offering a range of fitted bedroom furniture, with two double wardrobes and central matching drawer unit, delivering ample storage.

Bedroom Two

7' 11" max x 8' 5" max (2.41m x 2.56m)

Located to the rear aspect, the second good size bedroom provides a further range of matching built in bedroom furniture, two double wardrobes and matching central drawer unit, delivering ample storage.

Shower Room

A smart matching white three piece shower room comprising: Double width walk in shower with wall mounted electric shower, whilst a modern vanity unit is home to both the hand wash basin with chrome tap ware with useful cupboard below, and hidden cistern low level WC. Completed with attractive tiled walls and a chrome heated towel rail.

Externally

The gardens have been designed to offer low maintenance gardening, the front area delivers a flower bed, whilst the rear aspect has been laid to paved patio, ideal for potted plants and garden furniture. The private driveway sits to the side of the park home to provide private off road parking for two cars, which in turn leads to the detached garage, completed with out side water tap.

Garage

Up and over front entry door with light, power and a tumble dryer.

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.

Park Home Rules apply.



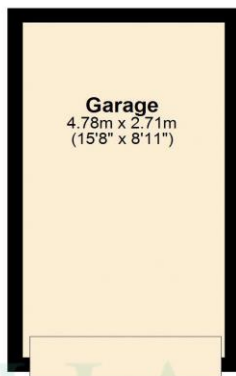
Location

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.

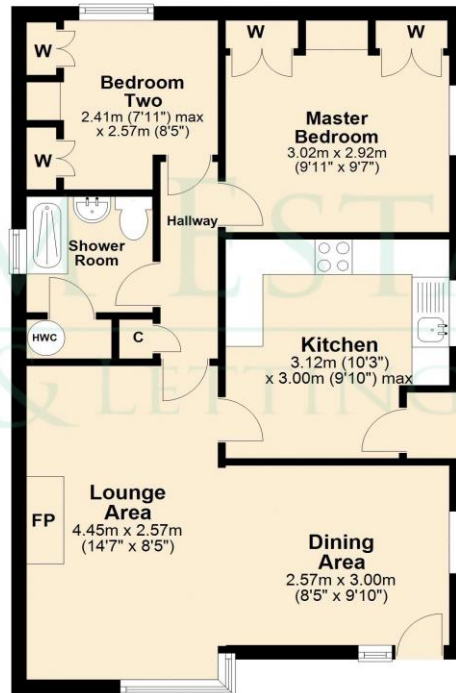
Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces 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 along the A50 Knutsford Road. Continue through Cranage village, then take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village, where Mount Pleasant Park can be found on the right-hand side. Continue onto the park, taking the second left onto The Meadow, pass the well, continue along, where the park home can be found on the 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

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.