



Bright, Airy Spacious Lounge

Well Planned Modern Kitchen

Two Double Bedrooms with Wardrobes

New Three Piece Stylish Shower Room

Private Driveway

No Seller Chain Involved



Introduction

Immaculately Refurbished Two-Bedroom Park Home

With No Seller Chain A beautifully presented and thoughtfully refurbished two double bedroom park home, offering bright, spacious, and ready-to-move-into accommodation. The current owners have completed a comprehensive refurbishment programme, including full redecoration, new carpets throughout, and the installation of a stylish new shower room. In more detail. The generous dual-aspect lounge is filled with natural light from two bay windows and features a central decorative fireplace, creating a warm and welcoming living space. The thoughtfully designed kitchen offers a range of smart, matching units providing ample storage, with plenty of room for a dining table. Both double bedrooms are well-proportioned and benefit from attractive fitted bedroom furniture. A sleek and contemporary three-piece shower room completes the accommodation. Externally: Set on a corner plot, the outdoor space offers low maintenance, ideal for displaying show planters. A private driveway provides convenient off-road parking, while a pathway wraps around the home for easy access.

This delightful park home is offered for sale with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase.

EPC Exempt

Council Tax Band - A - Cheshire East

Sold Under the Mobile Homes Act 1983. The Park Home has no lease, but a Pitch Fee must be paid.

ACCOMMODATION

Lounge

9' 5" x 16' 5" (2.87m x 5.00m)

The bright, airy lounge enjoys a dual aspect with bay windows to both front and side aspects, which allows natural light to fill the room. The central feature fireplace with matching surround inset and hearth with coal effect electric fire, gives the room a main focal point. Access is gained to the inner hallway, kitchen and main entrance.

Kitchen

9' 5" x 13' 8" (2.87m x 4.16m)

The spacious well-planned kitchen delivers a range of matching cream coloured wall, drawer and base units to provide ample storage space. Contrasting work surface flows round to give plentiful preparation space and home to the inset single drainer sink unit. The four ring gas hob sits below a pull-out style extractor with a Hotpoint electric oven below. Spaces are available for several under counter free standing appliances. The kitchen enjoys a dual aspect with a bay window to the side and a window and part glazed door to the rear aspect, all allowing natural light to fill the room.

Inner Hallway

Giving access to both bedrooms and shower room, along with a cupboard home to the Worcester gas central heating boiler.

Master Bedroom

9' 5" x 8' 11" (2.87m x 2.72m)

The good size main bedroom offers a range of fitted wardrobes to one wall, providing ample storage. Completed with newly fitted carpet and natural décor.

Bedroom Two

9' 5" x 8' 0" (2.87m x 2.44m)

The second good size bedroom also enjoys a range of fitted furniture with two double wardrobes and central matching drawer unit. Completed with newly fitted carpets.

Shower Room

6' 8" x 5' 6" (2.03m x 1.68m)

The stylish shower room has been renewed with a smart matching three-piece suite to comprise: Corner quadrant style shower unit with mains mixer dual head showers, one fixed drencher style, the second a traditional riser shower, the shower area boasted eye-catching easy clean panelling. The new vanity unit with storage is home to the hand wash basin with chrome mixer tapware. The shower room is completed with a WC, window to rear aspect and attractive flooring.



Externally

The park home sits on a corner plot, albeit the external space is for ease of maintenance with a pathway flowing round to give access to both entrances, the front gravelled area would be perfect for show planters. The driveway sits to one drive for private off road parking.

NB:

Age restrictions and park rules apply. Please call for details.
The Landlord will meter the Electricity & Water

Tenure

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

Sold Under the Mobile Homes Act 1983

Pitch Fee: £245.21 Per Month 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 – A Charming Cheshire Retreat
Nestled between the thriving communities of Holmes Chapel and Knutsford, Goostrey is a picturesque village surrounded by some of Cheshire's most beautiful countryside, offering a desirable semi-rural lifestyle. The village boasts a strong sense of community, reflected in its support for numerous local clubs and societies, and the much-loved Goostrey Rose Festival—a highlight of the local calendar. Goostrey is well-equipped for everyday needs, featuring a post office, newsagent, mini-market, off-licence, chemist, and a welcoming coffee shop. Residents also enjoy two traditional public houses serving quality food and drink throughout the day. Families are well served by Goostrey Primary School, known for its consistently excellent results. For secondary education, the highly regarded Holmes Chapel Comprehensive School offers outstanding opportunities just a short distance away. The village is well connected for commuters. Goostrey railway station, located on the outskirts of the village, provides regular services to Manchester Piccadilly and Crewe. Excellent road links include nearby access to the M6 motorway via Junctions 18 (Holmes Chapel) and 19 (Knutsford). For international travel, Manchester Airport is also within easy reach.

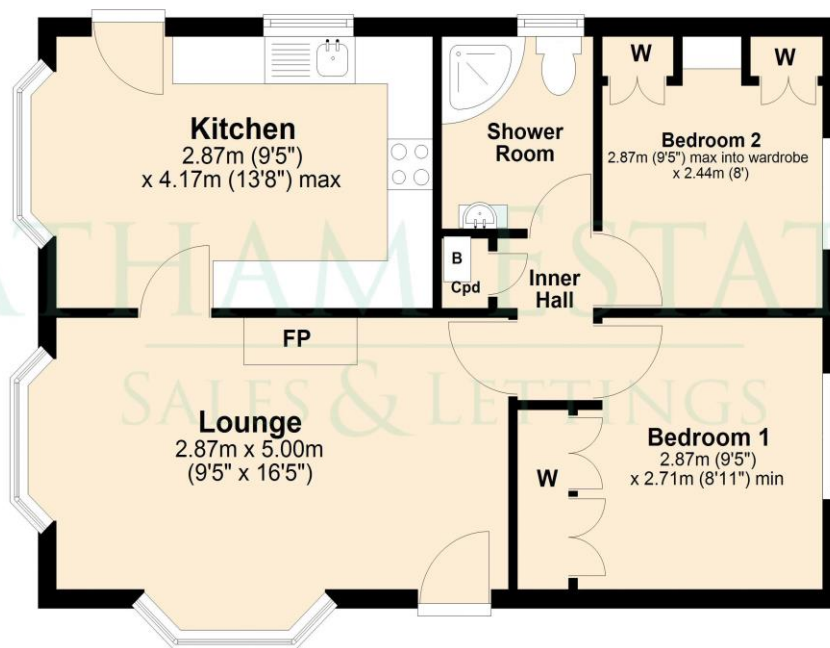


Directions

From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel north, 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. Take the second right onto Alison Drive, where the park home can be found



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.