



Bright Spacious L-shaped Lounge Dining Room

Two Double Bedrooms with Wardobes

Master Bedroom with En-Suite Shower Room

Well Planned L-Shaped Kitchen

Gardens to Three Sides



Introduction

A bright, deceptively spacious two double bedroom park home, located on a desirable corner plot within the beautiful Mount Pleasant residential park. Offered with no onward chain, this home features generous accommodation throughout and benefits from both a garage and driveway. Upon entering, an L-shaped hallway welcomes you and provides access to the majority of rooms. The dual-aspect lounge is filled with natural light and features a central fireplace that creates a warm and inviting focal point. An open archway leads to a dedicated dining area, offering ample space for a dining table and chairs. The L-shaped kitchen is well-planned and provides a range of matching units, generous worktop space, a breakfast bar, and several integrated appliances, ideal for everyday living. The main bedroom is a generous double and features a walk-in wardrobe with built-in shelving and hanging rail space, along with its own three-piece en-suite shower room. The second double bedroom overlooks the side aspect and includes fitted wardrobes. A further shower room completes the internal layout. Externally: The park home continues to impress with a detached garage to one side and a private driveway offering ample off-road parking. The gardens to the front and side have been designed for low-maintenance living, with areas ideal for decorative planters and seasonal displays. To the rear, a paved seating area provides a peaceful spot to relax, complemented by mature inset planting for added privacy and greenery.

The park home is offered with vacant possession and no onward chain.

EPC Exempt

Council Tax Band - A - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Hallway

A spacious and welcoming L-shaped hallway that gives access to the majority of rooms. It includes a built-in storage cupboard, ideal for coats, shoes, and household items, keeping the space neat and tidy. Its layout ensures a natural flow throughout the home.

Lounge 11' 1" x 16' 2" (3.38m x 4.92m)

The spacious lounge enjoys a dual aspect, with bay windows to both the front and side elevations, allowing an abundance of natural light to fill the room. A central fireplace, featuring a Adam-style surround, matching inset and hearth, houses a gas fire, creating a charming and cosy focal point. This inviting living space flows seamlessly into the adjoining dining room through an open arch, enhancing the open-plan feel while still maintaining defined zones for living and dining.

Dining Area 8' 2" x 8' 3" (2.49m x 2.51m)

The dining area sits seamlessly open-plan to the lounge, connected via an attractive arched opening, creating a natural flow between living and dining spaces. A feature triangular window adds architectural interest while allowing natural light to pour in, enhancing the room's bright and airy feel. A door leads directly into the kitchen, ensuring convenient access for serving meals and entertaining.

Kitchen L-Shaped 9' 7" Reducing to 6'11" x 15' 5" Reducing to 6'2" (2.92m x 4.70m)

This well-planned L-shaped kitchen offers an extensive range of matching wall, drawer, and base units, providing abundant storage throughout. A contrasting work surface flows around the room, offering generous preparation space, and a breakfast bar area for casual dining or morning coffee. Integrated appliances include a four-ring gas hob with double oven below and an extractor fan above. A single drainer sink unit is perfectly positioned beneath a window overlooking the side aspect and driveway, allowing natural light into the kitchen. There are designated spaces for a fridge, freezer, and washing machine. Additional features include a built-in cupboard housing the gas central heating boiler and doors leading to both the hallway and externally to the driveway, offering convenient access to the outside.

Master Bedroom 9' 7" x 10' 2" (2.92m x 3.10m)

The main bedroom is situated to the side aspect of the park home. This generous room offers direct access to a walk-in wardrobe equipped with hanging rails and shelving, providing ample storage space. The bedroom also benefits from a three-piece en-suite shower room for added convenience and privacy.

Master En-suite

The bedroom is complemented with a matching three-piece en-suite shower room, featuring a corner quadrant-style step in shower cubicle with electric shower, low-level WC, and pedestal wash basin with chrome mixer tapware. A window to the rear aspect completes the bright and practical space.

Bedroom Two 9' 7" x 11' 5" (2.92m x 3.48m)

The second double bedroom is also positioned to the side aspect and features a range of fitted wardrobes, including an inset drawer unit occupying one wall, providing excellent storage space.

Second Shower Room

A spacious second shower room, conveniently located off the hallway, features a three-piece suite comprising of a double width step in shower with electric shower, a low-level WC, a vanity unit with cupboard beneath housing the hand wash basin. Completed with tiled walls, contrasting flooring and window to side aspect.

Externally

The park home benefits from gardens on three sides. The front and one side garden are thoughtfully designed as low-maintenance gravelled areas, ideal for show planters and seasonal displays. The driveway, situated on the opposite side, provides ample off-road parking and leads directly to the detached garage. The gated rear garden is mainly paved, offering an ideal space for outdoor seating and enjoying the surroundings. Mature greenery borders the garden, providing a sense of privacy and a pleasant natural backdrop.



Garage 15' 10" x 9' 1" (4.82m x 2.77m)

The detached garage is located at the end of the driveway and features an electric remote-controlled roller door for convenient access. The garage is also fitted with lighting and power points, offering versatile use beyond just parking.

NB:

Age restrictions and park rules apply. Please call for details.

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: TBC

Reviewed: Annually.

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



Floor Plan



Total area: approx. 95.7 sq. metres (1030.0 sq. feet)

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.