



13 MEADOW HOME PARK | SPURSTOW | TARPORLEY | CHESHIRE | CW6 9RT | OIRO £65,000



A charming reconfigured & much enhanced One Bedroom park home standing in a beautiful rural location surrounded by glorious countryside & within an easy drive of both Tarporley & Nantwich.

The property is specifically for the 'over 55's' & is a great easy to maintain option particularly for purchasers who require a 'lock up & leave' home or wish to have a manageable property with independence.

There is also the peace of mind of the property standing in an established community.

The accommodation briefly comprises; Entrance Hall with Utility cupboard,
Open plan Kitchen Living Dining Room with outlook over the 'green' space,
spacious Bedroom with French doors & steps down to the charming garden, stunning spacious contemporary
Shower Room recently refitted by the present owner.

UPVC D.G. throughout & Gas C.H (LPG).

Car port providing excellent off road parking. Visitor parking within the park itself.

The gardens are utterly delightful having been richly planted and feature various seating areas in which to enjoy the beautiful location. There is also a galvanized store, and in all a good degree of privacy.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

NO CHAIN – MOTIVATED SELLER





DIRECTIONS

Proceed out of Nantwich along Welsh Row proceeding to the hamlet of Acton. Turn left by the historic church into Monks Lane & continue following the A534 Wrexham Road, through Burland & Faddiley. Upon reaching the junction with the A49, turn right & continue. Turn right into Badcocks Lane & the entrance to Meadow Home Park will be observed on the right hand side.

LOCATION

The property stands within glorious countryside being within easy reach of both Nantwich & Tarporley. There is beautiful open countryside just a short distance away making it an ideal location for buyers wanting a pleasant more rural place to live.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL





OPEN PLAN KITCHEN DINING LIVING ROOM
(11'10" x 19'8")





CONTEMPORARY SHOWER ROOM





BEDROOM ONE
(11'10 max x 11'10")



EXTERIOR

The park itself is well presented with lawned areas & mature trees, whilst the home itself enjoys private well maintained & richly planted gardens. Easy to maintain there are excellent seating areas with highly attractive specimen planting. Storage shed. The gardens enjoy a good degree of privacy. Carport providing off road parking. Visitor parking within the park itself. A highly attractive feature is the direct garden access from the entrance hall & bedroom.

EPC RATING: E

COUNCIL TAX BAND: A





SERVICES

All mains water, gas, electricity and drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

Ground Rent is approx. £103.13 per month. (No service charge).

Note: All charges as stated above should be verified by the purchaser's & or their solicitor if required, upon an offer being accepted.

TENURE

Leasehold with vacant possession upon completion. (Commencement & Expiry of lease: 10.05.2017 to completion of sale).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

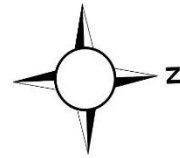
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



Total area: approx. 44.2 sq. metres (475.2 sq. feet)

13 Meadow House Park

Wright Marshall
Estate Agents

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Wright Marshall

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