

HUNTERS®

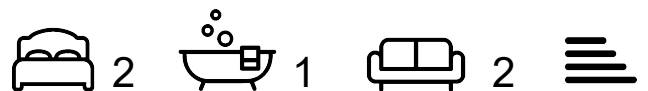
HERE TO GET *you* THERE



127 Cherry Tree Park, Empire Way

Gretna, DG16 5BP

Offers Over £65,000



- No Onward Chain
- Situated Centrally within Cherry Tree Park
- Large Kitchen
- Shower Room
- Low-Maintenance Garden with Timber Shed

- Two Bedroom Park Home
- Open Plan Living & Dining Room
- Two Good-Sized Bedrooms
- Off-Road Parking
- Over 50s Eligible to Purchase

Tel: 01387 245898

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Offered to the market in a good condition throughout and with no ongoing chain is this two bedroom park home, pleasantly situated within the centre of Cherry Tree Park and within a short walk to Gretna town centre and the Solway coastline. The home boasts a generous interior including a large open living & dining room plus two good sized bedrooms, both with fitted wardrobes and drawers. Additionally, the garden has been nicely landscaped and of easy maintenance meaning there is more time to kick back, relax and enjoy a leisurely lifestyle. A viewing comes highly recommended.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a dining room, living room, kitchen, hallway, two bedrooms and shower room. Externally there are gardens to the side and one off-road parking space. Council Tax Band - A.

Located close to Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hour drive South.

DINING ROOM

9'6" x 6'9" (2.90m x 2.06m)

Entrance door from the side garden, radiator and an opening to the living room.

LIVING ROOM

19'4" x 10'5" (5.89m x 3.18m)

Three double glazed windows, three radiators, fireplace and internal doors to the kitchen and hallway.

KITCHEN

14'4" x 9'0" (4.37m x 2.74m)

Fitted kitchen comprising base and wall units with worksurfaces above. Integrated electric oven, LPG gas hob, one bowl stainless steel sink, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted and enclosed gas boiler, radiator, double glazed window and an external door to the front. Measurement to the maximum points.

HALLWAY

Built-in cupboard and internal doors to two bedrooms and shower room.

BEDROOM ONE

9'6" x 9'0" (2.90m x 2.74m)

Double glazed window, radiator and fitted wardrobe with matching fitted drawers.

BEDROOM TWO

11'6" x 6'6" (3.51m x 1.98m)

Double glazed window, radiator and fitted wardrobe with matching fitted drawers.

SHOWER ROOM

9'2" x 5'6" (2.79m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and double shower enclosure with mains shower. Tiled splashbacks, radiator, extractor fan and an obscured double glazed window.

EXTERNAL

To the side of the home is a low-maintenance garden area benefitting from a dwarf garden fence

and timber garden shed with the addition of a block-paved driveway allowing off-road parking. External cold water tap within the driveway area and the LPG tanks located to the rear of the home.

WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - a w a k e n i n g . h a r d b a c k . p a r k s](https://www.what3words.com/)

PLEASE NOTE

We advise the site fees are approximately £206.28 per month which includes water rates and pitch fee. The electricity supply is provided through the park and is billed quarterly. Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please contact the office for a copy of the park rules.

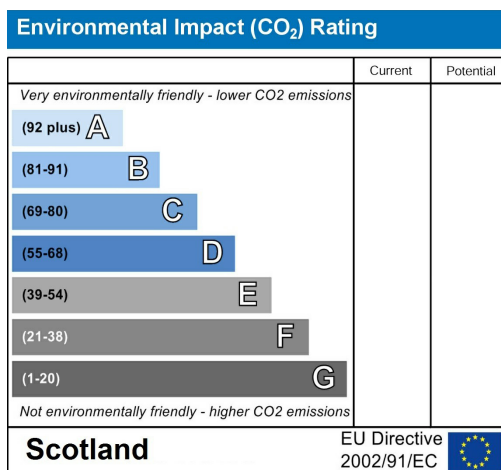
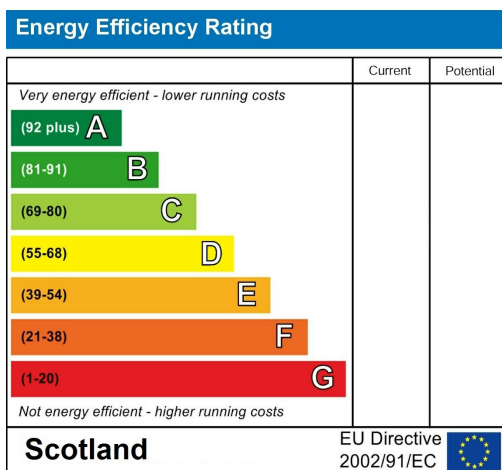
Floorplan







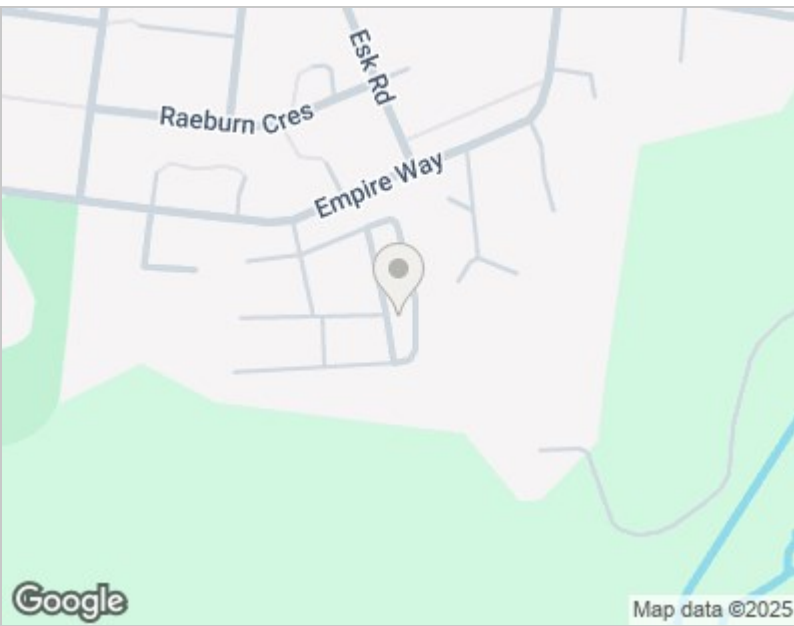
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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