



Sought-After Mount Pleasant Residential Park

Spacious Dual-Aspect Lounge

Two Double Bedrooms

Beautifully Presented Throughout

Well Planned Fitted Kitchen

Garage And Private Parking



Introduction

A most well-presented two double bedroom park home situated on the highly sought-after Mount Pleasant Residential Park, nestled within the picturesque Cheshire village of Goostrey.

Mount Pleasant is often described as a village within a village, with its welcoming community atmosphere in an idyllic setting. The property provides bright and spacious accommodation throughout, beginning with a generous entrance dining hall that flows effortlessly into both the kitchen and lounge. The impressive size lounge enjoys a dual aspect, featuring twin bay windows to one side and an additional window to the other, allowing natural light to flood the room while offering ample space for a variety of furniture arrangements. The well-appointed kitchen is fitted with an extensive range of matching white wall and base units, providing excellent storage capacity, complemented by contrasting work surfaces that offer plentiful preparation space. An inner hallway leads to the two double bedrooms, both benefiting from built-in wardrobes. The accommodation is completed by a well-presented three-piece bathroom suite finished in white. Externally, the property enjoys private off-road parking, which leads to a detached single garage. To the rear is a paved garden area, ideal for outdoor seating and an array of plant pots. In addition, a separate lawned garden sits opposite to one side, providing an attractive green space to enjoy and further enhancing the property's outdoor appeal. Offered for sale with no onward chain, this delightful park home presents an excellent opportunity for those seeking comfortable, low-maintenance living in a desirable village location.

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.

Age Restrictions Apply Park Terms and Conditions Apply

ACCOMMODATION

Dining Hallway - Entrance 9' 9" x 8' 5" (2.97m x 2.56m)

A spacious and welcoming entrance dining hallway with entrance door and window to the front elevation, allowing for plenty of natural light. Offering access to the lounge, kitchen and inner hallway, this versatile space provides ample room for a dining table and chairs, creating an ideal area for both everyday dining and entertaining.

Lounge 19' 1" x 11' 5" (5.81m x 3.48m)

An impressively proportioned reception room enjoying a delightful dual aspect, featuring twin bow windows to the side elevation and a further window to the front, flooding the room with natural light throughout the day. Enhancing the room's character are six wall light points and an attractive central fireplace surround. Offering excellent versatility, the lounge provides ample space to accommodate a variety of furniture layouts to suit individual tastes and lifestyles.

Kitchen 9' 3" x 13' 1" Maximum (2.82m x 3.98m)

A well planned kitchen fitted with a generous range of matching white wall, drawer and base units, providing storage in abundance. Contrasting work surfaces extend around the room, offering ample preparation space. Integrated appliances include a four-ring gas hob with electric oven beneath and a pull-out extractor hood above. There is also a single-drainer sink unit with chrome mixer tap, together with space for a fridge and washing machine. A particularly useful storage cupboard houses the gas central heating boiler whilst providing additional space for household essentials such as a vacuum cleaner, ironing board and general storage. The room is completed by a window overlooking the rear aspect, a door providing access outside, and laminate flooring.

Inner Hallway

Accessed from the dining hallway, the inner hallway provides access to both bedrooms and the family bathroom.

Master Bedroom 9' 2" x 10' 9" (2.79m x 3.27m)

A well proportioned double bedroom situated to the side aspect, benefiting from a range of built-in wardrobes providing plentiful hanging space and storage.

Bedroom Two 9' 5" x 9' 9" Both Maximum (2.87m x 2.97m)

A second double bedroom enjoying a window to the side elevation and benefiting from a range of built-in furniture, providing storage.

Bathroom

Fitted with a matching white three-piece suite comprising a panelled bath with electric shower over, a low-level WC and a vanity unit housing a hand wash basin with swanneck chrome mixer tapware. The room is complemented by a combination of easy-clean panelled walls and part tiled surrounds, together with contrasting flooring. A window to the front elevation provides natural light and ventilation.

Externally

To one side of the park home is a private driveway providing ample off-road parking and leading to a detached single garage. To the rear is a paved garden area, ideal for pots and planters to add colour and interest while remaining low maintenance. To the opposite side of the driveway is a lawned garden, offering a pleasant green space to complement the park home.



Garage15 15' 9" x 9' 0" (4.80m x 2.74m)

The detached garage benefits from an up-and-over main entrance door, with a rear window providing additional light. The space is complete with lighting, power supply, making it ideal for both parking and general use.

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 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.

NB: Age restrictions along with park terms and conditions apply.



Location

Goostrey Village

A Charming Cheshire Retreat.

Nestled between the thriving communities of Holmes Chapel and Knutsford, Goostrey is a picturesque Cheshire village surrounded by beautiful open countryside, offering an appealing semi-rural lifestyle.

The village enjoys a strong sense of community, reflected in its wide range of local clubs, societies, and the much-loved annual Goostrey Rose Festival, a highlight of the local calendar. Day-to-day amenities are well catered for, with a selection of convenient facilities including a post office, newsagent, mini-market, off-licence, chemist, and a welcoming coffee shop. In addition, there are two traditional public houses offering food and drink in relaxed surroundings. Goostrey is also well placed for commuters. The nearby railway station provides regular services to Manchester Piccadilly and Crewe, while excellent road links are available via the M6 motorway at both Holmes Chapel (Junction 18) and Knutsford (Junction 19). For international travel, Manchester Airport is within comfortable reach.

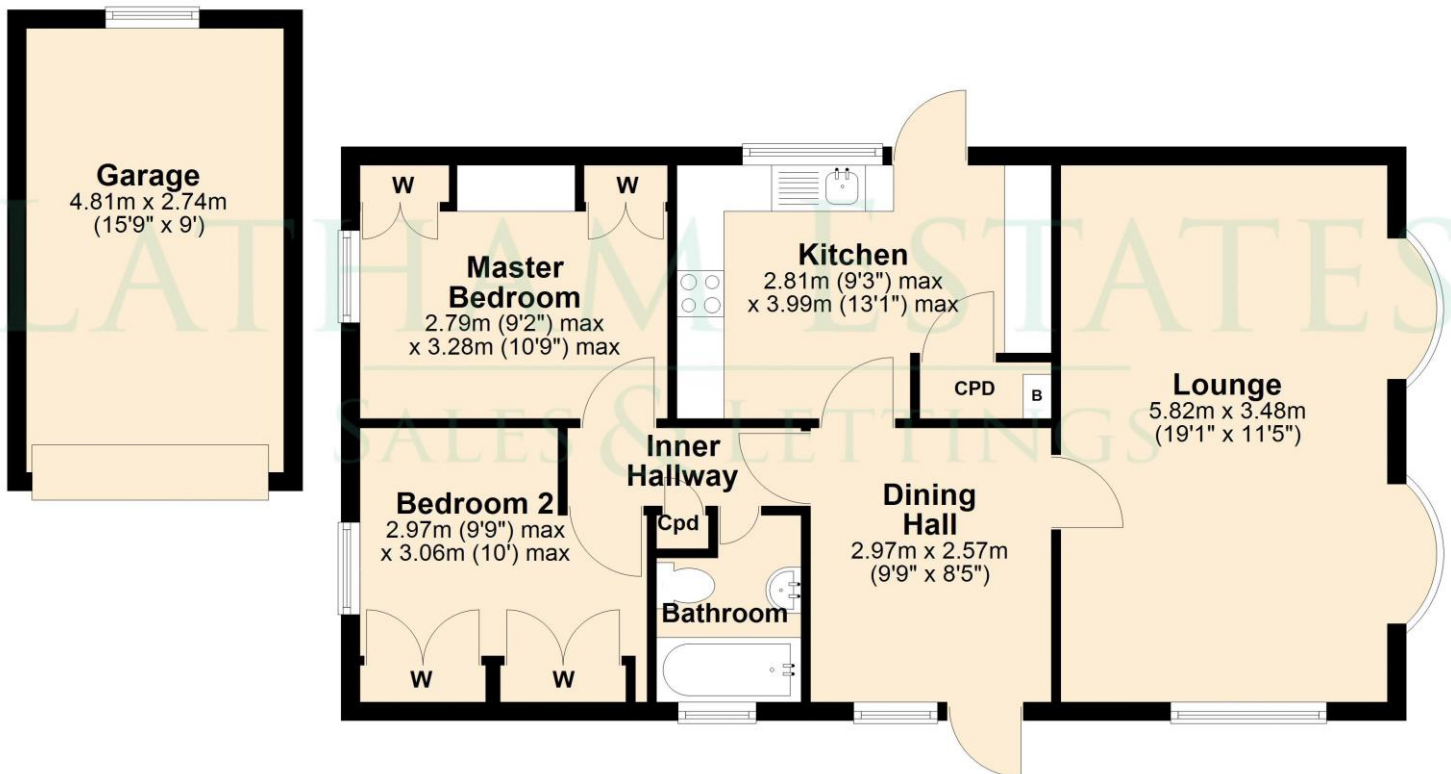


Directions

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 on the right hand side. Post Code: CW4 8JX Viewing Strictly by Appointment



Floor Plan



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