



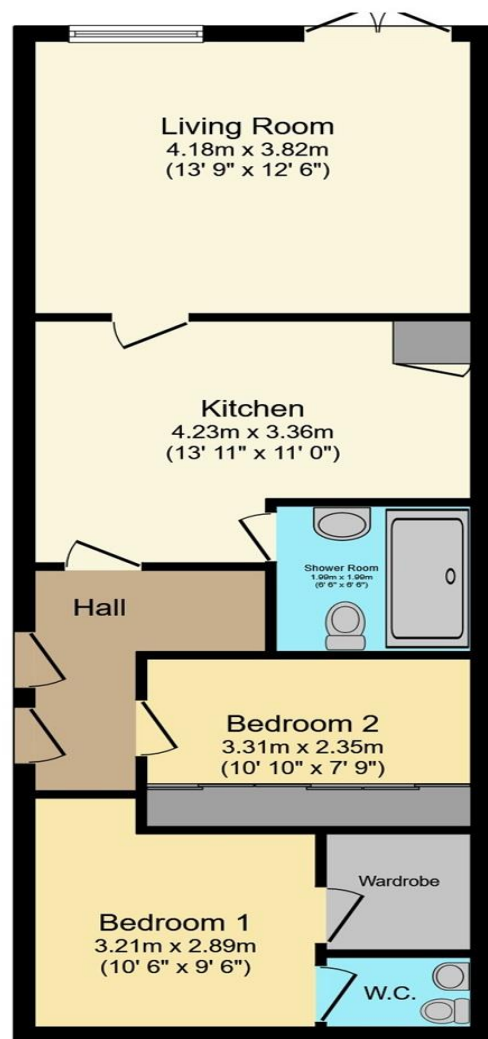
Home Farm Park Lee Green Lane, Church Minshull Nantwich CW5 6ED

welcome to

Home Farm Park Lee Green Lane, Church Minshull Nantwich

High-spec two-bedroom park home for over 55s, set on the peaceful Home Farm Country Park. Featuring a lounge with French doors to decking and countryside views, stylish kitchen with breakfast bar, landscaped garden and driveway. Low-maintenance living.





Total floor area 61.5 m² (662 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Kitchen

13' 11" x 11' (4.24m x 3.35m)

Shower Room

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

Primary Bedroom

10' 6" x 9' 6" (3.20m x 2.90m)

W.C.

Bedroom Two

10' 10" x 7' 9" (3.30m x 2.36m)

External

the property enjoys a landscaped garden space wrapping around the home, along with a private driveway providing convenient off-road parking

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

welcome to

Home Farm Park Lee Green Lane, Church Minshull Nantwich

- Residential Park home
- Age-exclusive community for residents over 55
- Close to walking routes and nature trails
- Kitchen with breakfast bar
- Shower room & W.C.

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108929



Property Ref:
WSF108929 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping
Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk