



Immaculate Two Bedroom Park Home

Well Planned Kitchen

White Three Piece Bathroom

Bright Open Plan Living Spaces

Two Double Bedrooms

Desirable Corner Plot with Parking



Introduction

Immaculate Two-Bedroom Park Home with No Seller Onward Chain Involved. Situated within the highly regarded Mount Pleasant Residential Park development in the heart of the beautiful Cheshire village of Goostrey, this wonderful setting is often described as a “village within a village”, offering a welcoming community atmosphere alongside peaceful surroundings. This beautifully presented two double bedroom park home offers bright, spacious and truly move in ready accommodation. The current owners have undertaken a comprehensive programme of improvements, including full redecoration and the installation of new carpets throughout. The tour: Upon entering, you are welcomed into a generous and light-filled open-plan dining area, enhanced by feature corner windows that flood the space with natural light, sitting open into the spacious lounge, which also benefits from a dual aspect with additional corner and rear windows, creating an airy and inviting living environment. The well-designed kitchen is fitted with a range of stylish, matching cream units, offering ample storage and workspace, along with room for freestanding appliances including a fridge/freezer and washing machine. Both bedrooms are comfortable double rooms, each featuring fitted furniture for practical storage. A modern white three-piece bathroom suite completes the internal accommodation. Externally: Occupying a desirable corner plot, the property enjoys well-maintained lawned gardens to the front and side. The rear garden is designed for low maintenance, with a paved seating area ideal for planters and outdoor enjoyment. A private driveway provides off-road parking and a pathway surrounds the home for convenient access.

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.

ACCOMMODATION

Dining Area 9' 3" x 9' 5" (2.82m x 2.87m)

The front main entrance door opens into a bright open plan dining area, enhanced by feature corner windows that fill the room with natural light. A double opening leads through to the lounge, while further doors provide access to the inner hallway and kitchen. The space is finished with attractive laminate flooring that flows seamlessly throughout and natural decor.

Lounge 12' 4" x 9' 5" (3.76m x 2.87m)

The spacious, bright lounge enjoys a dual aspect with views to the front and rear. A feature corner window floods the room with natural light, complemented by the continuation of the smart laminate flooring.

Kitchen 8' 0" x 9' 7" Both Maximum (2.44m x 2.92m)

The well-appointed kitchen features a comprehensive range of cream coloured wall, base, and drawer units to deliver ample storage, whilst contrasting work surfaces flow round, providing ample preparation space. Appliances include a four-ring gas hob with pull out style extractor fan above and a stoves electric oven below. The single drainer sink with swan neck mixer tapware sits beneath the rear window, complemented by splashback tiling. Recesses accommodate space for a freestanding fridge/freezer and washing machine, while a sliding door leads to a pantry style cupboard which is home to the gas central heating boiler. Completed with laminate flooring and door provides access to the rear aspect.

Inner Hallway

Giving access to both bedrooms and bathroom.

Bedroom 8' 5" x 9' 5" (2.56m x 2.87m)

Located to the rear aspect is one of the two double bedrooms, recently updated with neutral décor and newly fitted carpets. The room also features a fitted double wardrobe with mirror fronted sliding door.

Bedroom 8' 5" x 9' 5" (2.56m x 2.87m)

Located to the rear aspect is one of the two double bedrooms, recently updated with neutral décor and newly fitted carpets. The room also features a fitted double wardrobe with mirror fronted sliding door

Bathroom

The bathroom features a matching white three-piece suite, comprising a panelled bath with mixer tapware and handheld shower attachment, pedestal wash basin and a low-level WC. A side window allows natural light to fill the room. The bathroom is completed with laminate flooring.

Externally

The park home occupies a corner plot with gardens mainly laid to lawn set to both the front and side aspects. A private driveway located to one side provides off road parking and leads to an external storage shed. The rear garden is primarily paved for low maintenance and ideal for planters, with gated access back to the front, completed with a pathway flowing around the park home giving ease of access.



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.



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: £251.59 Per Month Reviewed: Annually.

When a park home is sold, under current legislation, a sale commission of 10% of the sale price is payable to the site owner (Tingdene Parks Limited)

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.

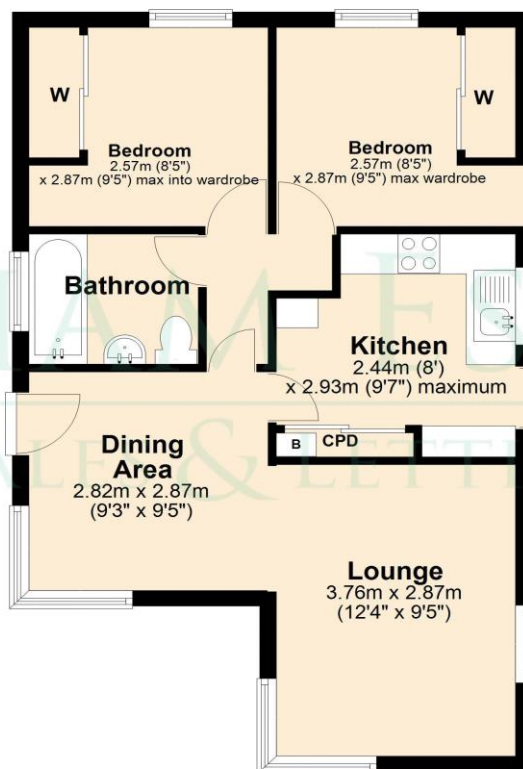


Directions

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 right onto Alison Drive, where the park home can be found straight ahead. A Latham Estates For Sale sign is in the window. Post Code: CW4 8JU Viewing Strictly by Appointment



Floor Plan



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.