



STEPHENSON BROWNE



## Ladera Lodge, Eaton, Congleton

CW12 2NL



£189,950

# DESCRIPTION

Nestled in the charming area of Eaton, Congleton, Stephenson Browne are delighted to offer for sale this well presented two bedroom Park Home on Ladera. This lovely property offers a perfect blend of comfort and style, making it an ideal retreat for those seeking a peaceful lifestyle amidst picturesque surroundings.

Upon entering, you will find a spacious open plan kitchen/dining/family room that invites natural light, creating a warm and welcoming atmosphere. The home boasts two well-appointed bedrooms, the main benefitting its own En suite and walk in wardrobe, with an additional main bathroom.

One of the standout features of this property is the south-facing decking, which is perfect for soaking up the sun or entertaining friends and family. Imagine unwinding in your very own hot tub, surrounded by the beauty of nature. Additionally, the small garden offers a lovely outdoor space for gardening enthusiasts to house your own pots and plants.

Parking is available outside the lodge on a stone graveled area, with two spaces allocated and additional room for extra parking . The current owners have added the addition of a large storage container situated to the rear of the lodge which currently houses the dryer and provides ample space for storage.

The location is particularly appealing, as it is just a stone's throw away from open countryside, allowing for leisurely walks and outdoor activities, whilst only being a short drive away from multiple amenities, bars, eateries, shops and much more with easy commuters' access onto the link road leading into Manchester and surrounding areas.



Whether you are looking to downsize or seeking a getaway home, this park home is a wonderful opportunity not to be missed. Come and experience the charm of this Ladera Lodge for yourself!



# ROOM DESCRIPTIONS

## Kitchen/Living/Dining Room

20'5" x 19'0"

Kitchen Area: Fitted kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, integrated fridge freezer, dishwasher and washing machine, oven, gas hob and extractor over, wood effect flooring, ample power points, UPVC double glazed window to the side elevation, ceiling light fitting.

Dining/Family Area: Two UPVC double glazed windows to the side elevation with external front entrance door, two sets of French doors leading out onto the front decking with UPVC double glazed windows surround, two ceiling light fittings, decorative fireplace, two central heating radiators, power points.

## Inner Hall

Giving access to further accommodation, ceiling spotlights, radiator, carpet flooring, power points.

## Bedroom One

14'3" x 9'4" max

UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, access to walk in wardrobe, central heating radiator, ample power points, leading to..

## En Suite

7'3" x 6'2"

Three piece suite comprising low level WC, vanity unit with inset hand wash basin and mixer tap, wall mounted mirrored cabinet, walk in mixer shower with removable shower head and tiled splash back, wood effect flooring, central heating radiator, extractor fan, UPVC double glazed opaque window.

## Bedroom Two

11'5" x 10'10"

UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted wardrobes, power points.



### **Bathroom**

7'7" x 6'1"

Low Level WC, vanity unit with inset hand wash basin and mixer tap, wall mounted mirrored cabinet, low level bath with mixer tap and shower over, tiled splash back, wood effect flooring, extractor fan, ceiling light fitting, UPVC double glazed window to the side elevation.

### **Externally**

Externally is a wooden decked area that provides space for outdoor seating, the front decked area overlooks mature greenery and picturesque fields with the benefit of housing a sunken hot tub. There are steps leading up to the decking providing access to the front entrance door. There is parking available outside the lodge on a stone graveled area, with two spaces allocated but additional room for extra parking. Conveniently the vendors have added on an outside storage unit to the back of the lodge which also houses the dryer.

### **Tenure**

We understand from the vendor that the property is Leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. (Site Licence). Date of commencement of lease 5/4/19 with 115 years remaining. No ground rent. Service charge £5,187.19 per annum including VAT to cover grounds maintenance, etc.

### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

### **Agents Note**

Please note, you cannot take out a mortgage to purchase a park home. The park homes can be occupied for 12 months of the year. A fee of 10% would be owed to the park owner on sale of this home.

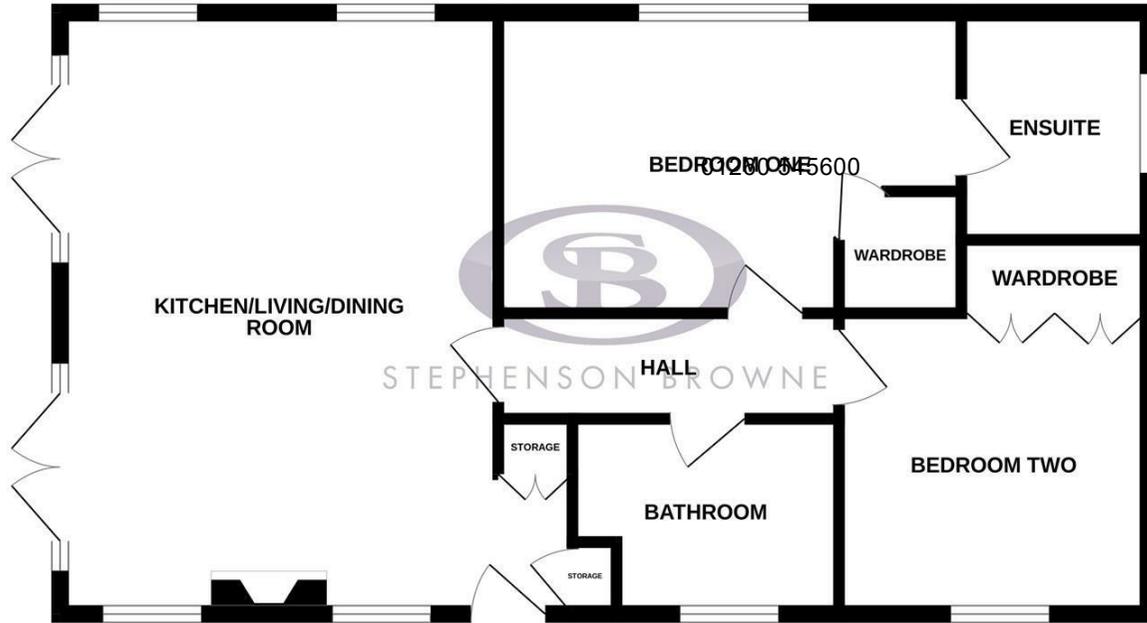
### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



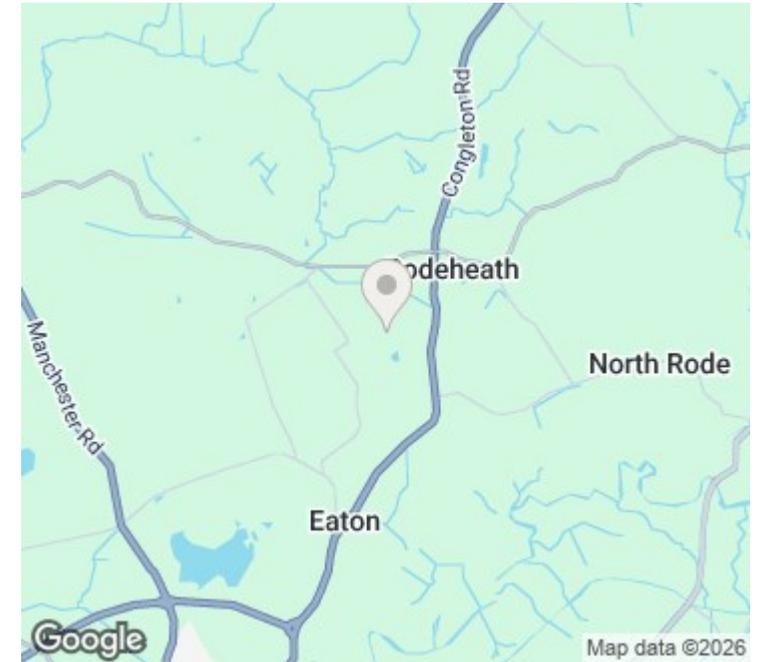
# Floorplans

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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