



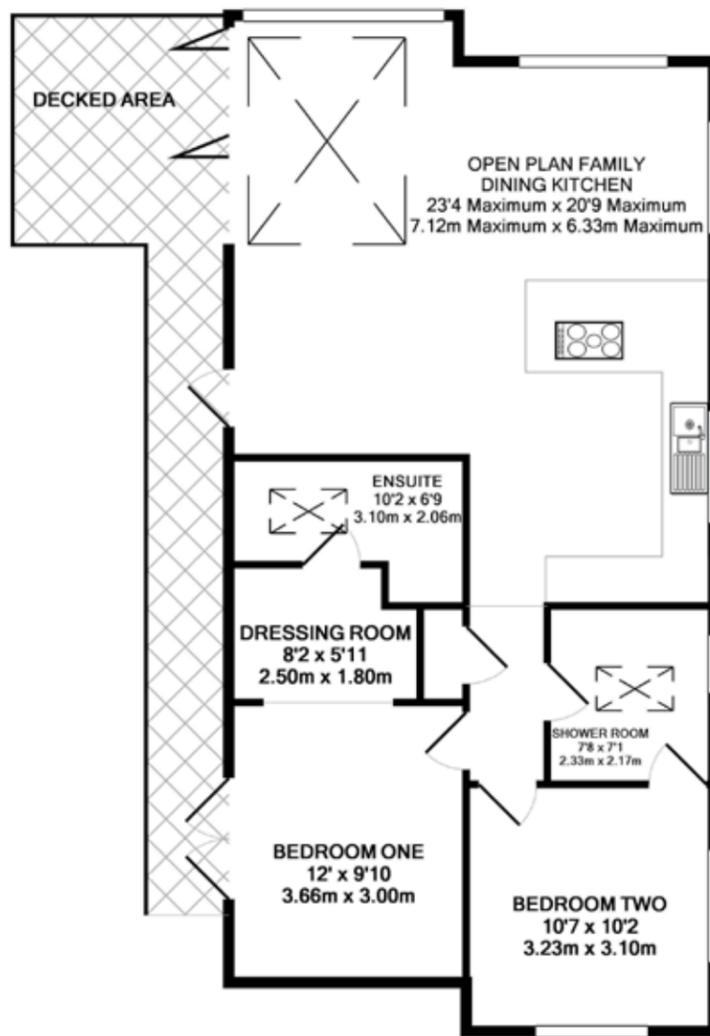
Floor Plans

(Not to scale)



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TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Evolution

Plot 38, Riverside Park, Whitegate, Cheshire CW7 2PN

 1 Reception Rooms  2 Bedrooms  2 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this executive two bedroom fully furnished Park Home situated in a family run park with outstanding river and countryside views. Offered to the market fully furnished and to a high specification this home needs to be viewed both internally and externally to be fully appreciated. Other plots are available.

LOCATION

The sought after village of Whitegate houses its own Church and Primary School. A few minutes away is Cheshire Polo Ground, Oulton Park and the award winning Hollies restaurant and shopping experience. Hartford and its amenities is 2.9 miles away and is known for its excellent schools and college. Chester is a 12 mile drive away and the village of Tarporley and the town of Knusford each with their own bustling restaurants, shopping and individual night life are close by. Glendon is also close to the motorway and rail network and within 40 minutes of both Manchester and Liverpool airport.

Riverside Park is a family owned park nestled in the heart of rural Cheshire in an idyllic location overlooking the River Weaver. A peaceful park nestled within countryside, yet close to everyday facilities in the parish of Whitegate and Marton, also just a couple of miles from the town of Winsford and all its amenities and 5 miles from Northwich. You can stroll along the river bank from the park to both towns.

DIRECTIONS

From our office in the centre of Tarporley proceed towards Chester. At the roundabout take the third exit onto the A49 and proceed to the first set of traffic lights. Continue through the lights, passing Nunsmere Hall on the right hand side and at the next crossroads turn right onto the A556 (Chester Road). Continue for approximately 1.8 miles passing the 40mph speed camera and via to the left before the bridge onto Chester Road (A559). At the junction turn right, continue over the bridge and follow the road for 2.3 miles and then turn left onto Mill Lane and follow the lane for approximately 3/4 of mile and Riverside Park will be on the left hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

Open Plan Living/Dining Area 7.11m (23'4) Max x 6.32m (20'9) Max

Open Plan Kitchen/Living Space

Living Area

Tri-folding doors to side, UPVC double glazed windows to rear, double glazed windows to side, parquet effect Karndean flooring, wood burner, corner seating area, radiators, Bluetooth sound system installed, feature glass roof over Living Area.

Dining Area

Fitted seating area, continuation of the Karndean flooring, feature lighting.

Kitchen

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with wooden work surfaces over and tiled splashback, integrated fridge/freezer, integrated double oven, integrated microwave, stainless steel one and a quarter sink unit with chrome mixer tap and drainer, 4 ring halogen hob with built-in extractor fan over, built-in wine cooler, inset ceiling downlighters, breakfast bar, smoke alarm.

Bedroom One 3.66m (12'0) x 3m (9'10)

Fitted carpet, UPVC double glazed patio doors to side, inset ceiling spotlights, TV point, radiators, feature wall. Opening into:

Dressing Area 2.49m (8'2) x 1.8m (5'11)

Fitted bedroom furniture including wardrobes and dressing table, inset downlighters, fitted carpet.

En-suite Bathroom 3.1m (10'2) x 2.06m (6'9)

Freestanding bath with freestanding chrome waterfall style tap and separate shower attachment, low level WC with push flush, heated chrome towel rail, contemporary wash hand basin with chrome mixer tap and storage below, shaving point, inset ceiling spotlights, extractor fan, remote control Velux window, large double shower cubicle with glass screen and chrome attachments.

Jack And Jill Shower Room 2.34m (7'8) x 2.16m (7'1)

Tiled floor, partially tiled walls, UPVC double glazed opaque window to side, low level WC with push flush, heated chrome towel rail, wash hand basin with chrome mixer tap and storage below, shaver point, inset ceiling spotlights, remote controlled Velux window with blinds, double shower cubicle with slate textured tiling incorporating feature lights, shower with chrome attachments and sliding glass door. Door leading to

Bedroom Two 3.23m (10'7) x 3.1m (10'2)

Fitted carpet, radiator, fitted wardrobes with sliding doors, inset ceiling spotlights, double glazed windows to side and rear.

OUTSIDE

Garden

The property has a block paved driveway for 3-4 vehicles and a large lawned area with countryside and riverside views. The lawned area then steps up to a decked area which is fully enclosed and there is a further decked area ideal for outside entertainment whilst overlooking the wonderful Cheshire countryside.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

- Pitch Fee: £195.00 pcm
- Council Tax: Band A £1052.22 Yearly
- Electricity: 15.94p per kwh
- Gas: Bulk Tank £2.19 per cubic met
- Sewerage: £ 5.75 pcm
- Water: Ofwat Calculation

Average electric and gas consumption for 5 homes:

Electric: £ 29.28 pcm
Gas: £ 64.75 pcm

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band A

POSTCODE

CW7 2PN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

