

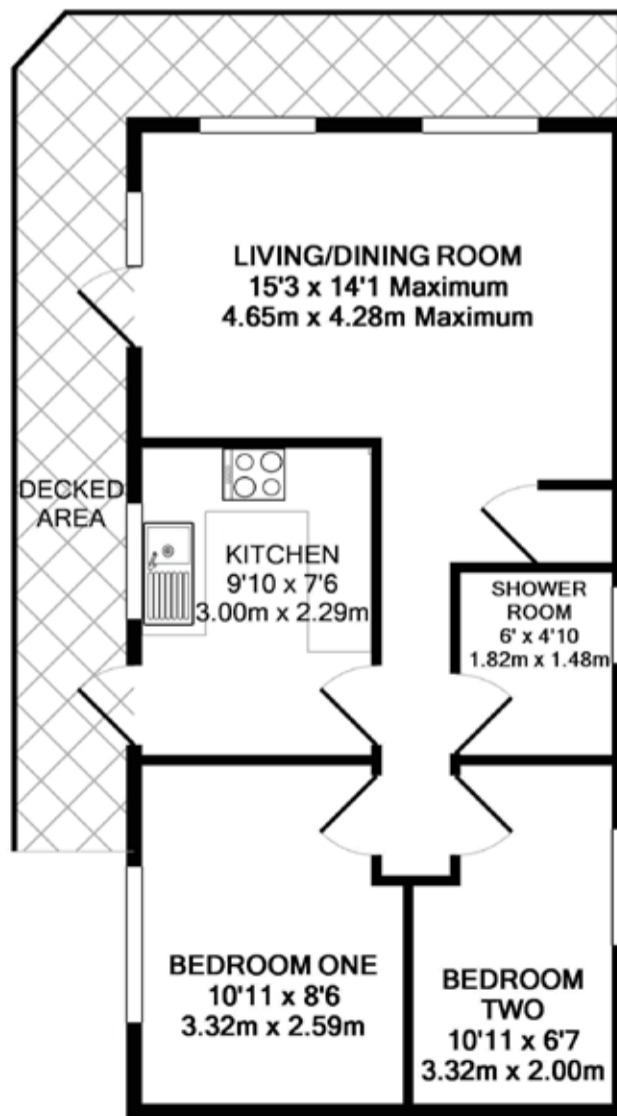


Floor Plans

(Not to scale)



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 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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 (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.8 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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TARPORLEY

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NORTHWICH


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Cheshire CW9 5BJ

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20 Riverside Park

Mill Lane, Whitegate, Cheshire CW7 2PN

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Hinchliffe Holmes are excited to offer for sale this recently refitted two bedroom detached park home situated on the family run Riverside Park. Situated in a semi-rural location but within easy reach to local amenities Riverside Park is an executive park with outstanding views and offers an opportunity to be part of a small friendly community if you wish to be. Viewing is highly recommended.

LOCATION

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.

Kitchen 3m (9'10) x 2.29m (7'6)

Fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over, space for fridge/freezer, space for tumble dryer, fitted oven with 4 ring gas hob and extractor fan over, stainless steel sink unit with chrome mixer tap, UPVC double glazed window to side, radiator, wood effect vinyl flooring.

Hallway

Fitted carpet opening into

Living Room 4.65m (15'3) x 4.29m (14'1)

UPVC double glazed doors to side, UPVC double glazed windows to rear, radiators, fitted carpet, storage cupboard housing combi-boiler.

Bedroom One 3.33m (10'11) x 2.59m (8'6)

Radiator, UPVC double glazed window to side, smoke alarm, coving to ceiling, fitted carpet.

Bedroom Two 3.33m (10'11) x 2.01m (6'7)

Double glazed window to side, radiator, fitted carpet, coving to ceiling.

Shower Room 1.83m (6'0) x 1.47m (4'10)

Tiled floor wash hand basin with chrome mixer tap and splashback tiling, vanity storage unit below, heated towel rail, corner shower unit with glass sliding door and chrome attachments, low level WC with push flush and extractor fan, coving to ceiling, radiator.

TENURE

Leasehold Subject to verification by Vendor's Solicitor.

- Pitch Fee: £162.50 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. No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band .

POSTCODE

CW7 2PN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

