

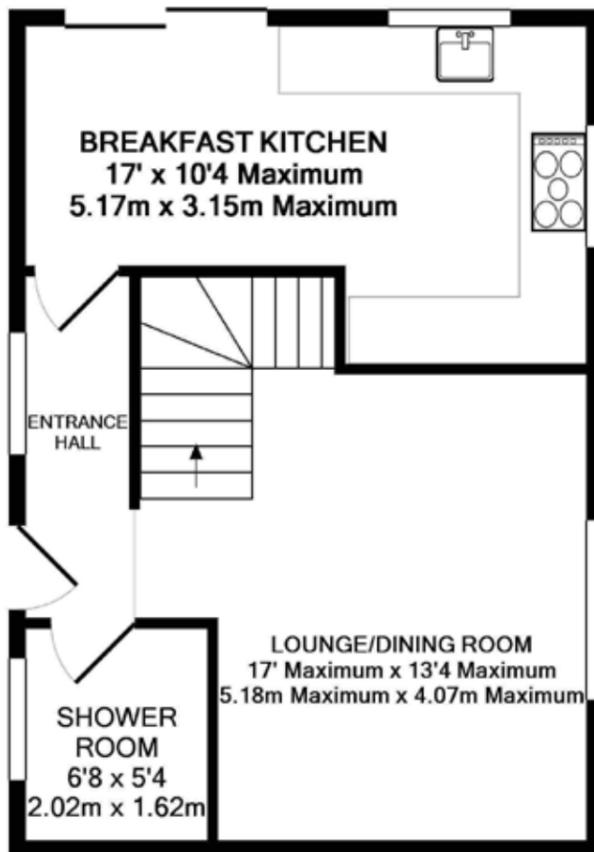


Floor Plans

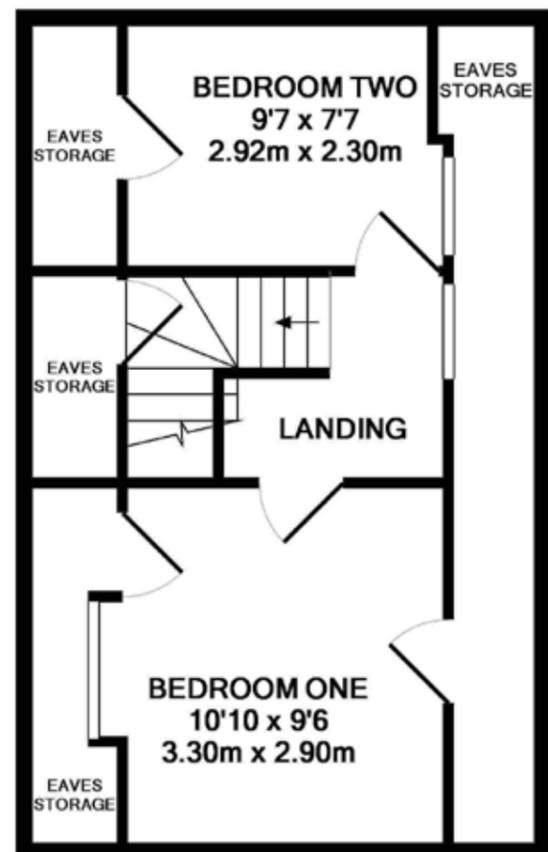
(Not to scale)



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GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 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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Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

19 Riverside Park

Mill Lane, Whitegate, Cheshire CW7 2PN

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

Hinchliffe Holmes are delighted to offer this unique opportunity to live in a standard construction property situated within a family run park with outstanding river and countryside views. Offered to the market redecorated throughout and with no onward chain 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. Glendoon 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.

GROUND FLOOR

Hallway

Radiator, UPVC double glazed window to front, stairs to First Floor. Open plan into:

Lounge/Dining Room 5.18m (17'0) max x 4.06m (13'4) max

UPVC double glazed window to side and rear, radiators, fitted carpet.

Breakfast Kitchen 5.18m (17'0) x 3.15m (10'4) max

Shower Room 2.03m (6'8) x 1.63m (5'4)

Low level WC with push flush, tiled floor, radiator, UPVC double glazed opaque window to side, extractor fan, corner shower unit with glass sliding doors, wash hand basin with mixer tap and storage below.

FIRST FLOOR

Bedroom One 3.3m (10'10) x 2.9m (9'6)

UPVC double glazed window to side with riverside views, eaves storage, fitted carpet, radiators.

Bedroom Two 2.92m (9'7) x 2.31m (7'7)

UPVC double glazed window to side, radiator, fitted carpet, radiator.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

SITE FEE: £95.00 pcm

YEARLY ELECTRICITY: 15.94p per kwh

GAS: Bulk Tank £2.19 per cubic meter

SEWERAGE: £5.75 pcm

WATER: Ofwat Calculation

Average electric and gas consumption for 5 homes:
Electric: £29.28 pcm and 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. £1052.22 per annum

POSTCODE

CW7 2PN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

