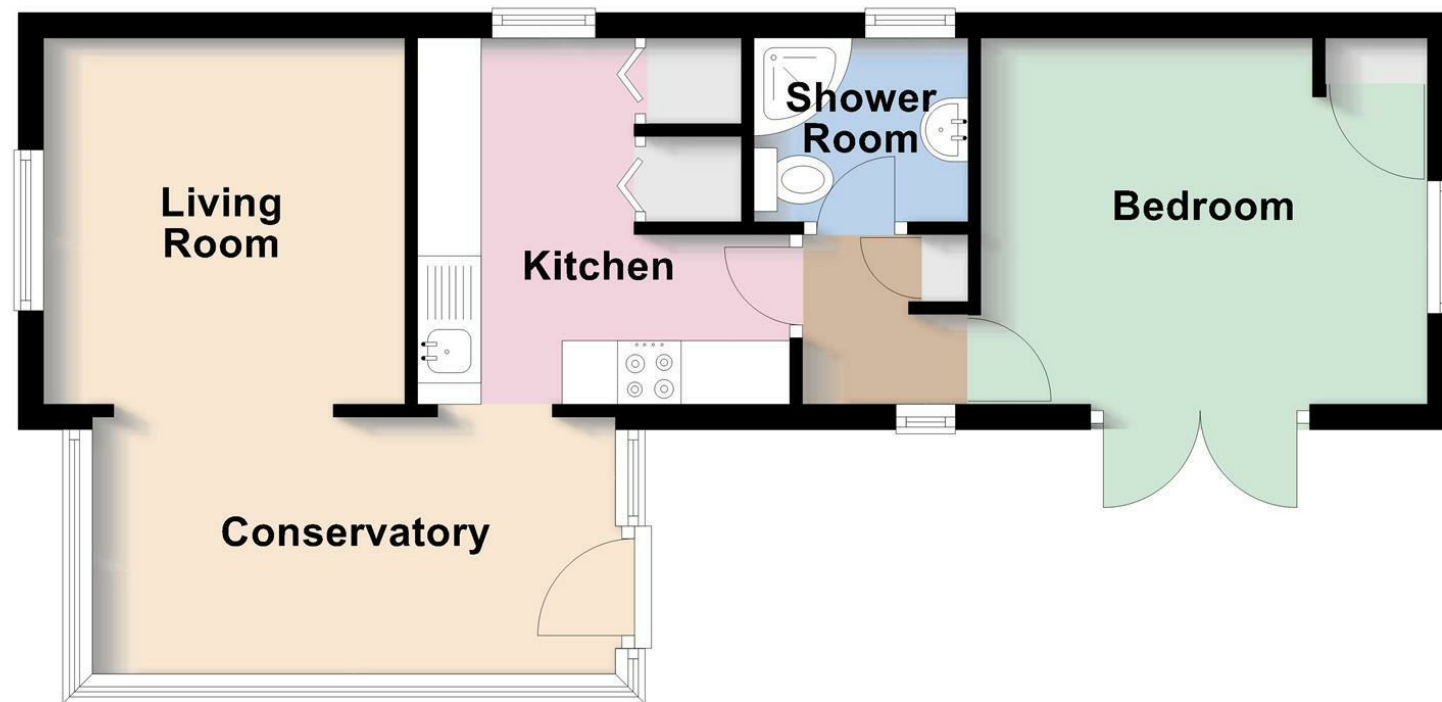
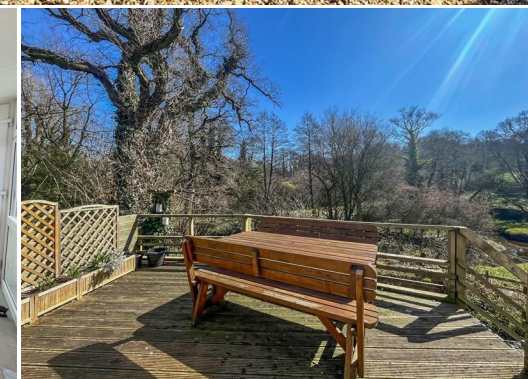




Ground Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



A well-presented one-bedroom park home for the over-50s, situated on a popular site between Whaley Bridge and Chapel-en-le-Frith. The home has been extended with a conservatory, adding to the living space. The accommodation includes a living room, conservatory, kitchen with integrated appliances, a shower room, and a bedroom with fitted wardrobes. Externally, there is a low-maintenance garden featuring a decked seating area overlooking open fields and a gravelled area ideal for pot plants.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall 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 general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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 of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



8 The Quadrant, Buxton, Derbyshire, SK17 6AW

T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

CASH BUYERS ONLY. A well-presented one-bedroom park home for the over-50s, situated on a popular site between Whaley Bridge and Chapel-en-le-Frith. The home has been extended with a conservatory, adding to the living space. The accommodation includes a living room, conservatory, kitchen with integrated appliances, a shower room, and a bedroom with fitted wardrobes. Externally, there is a low-maintenance garden featuring a decked seating area overlooking open fields and a gravelled area ideal for pot plants.

CONSERVATORY

6'8 x 13'6 (2.03m x 4.11m)
uPVC door, double glazed window, and a vertical radiator.



LIVING ROOM

9'6 x 9'4 (2.90m x 2.84m)
uPVC double glazed window and radiator.



KITCHEN

9'7 x 9'7 (max) (2.92m x 2.92m (max))
uPVC double glazed window, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink with drainer and mixer tap, integrated fridge freezer and dishwasher, built-in cupboard housing an Alpha boiler, and a radiator.



HALLWAY

uPVC double glazed window and built-in cupboard.

BEDROOM

9'6 x 11'6 (2.90m x 3.51m)
uPVC double glazed window, double glazed double doors, fitted wardrobes, and radiator.



SHOWER ROOM

4'10 x 5'6 (1.47m x 1.68m)
uPVC double glazed window, enclosed corner shower cubicle, push-flush WC, pedestal wash basin, and radiator.



EXTERIOR

Externally, there is a decked seating area with views over open fields and a gravelled space ideal for pot plants.



NOTES

Applicants must be over 50 years of age, no buy to let or use as a holiday home. A fee of 10% of any future sale would be payable to the site owner.