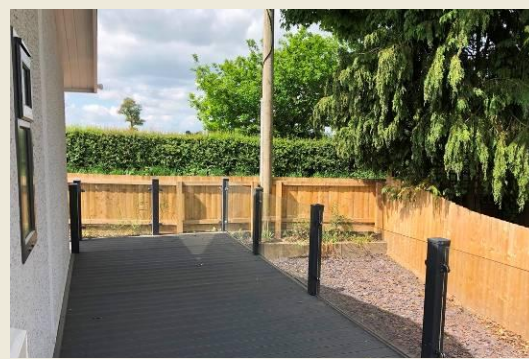




12 FAIRVIEW PARK | STATION ROAD | WRENBURY | NANTWICH | CHESHIRE | CW5 8HR | OIRO £165,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

12 Fairview Park, Station Road, Wrenbury, Nantwich, Cheshire, CW5 8HR

A stunning 'NEW' contemporary Mobile Park Home beautifully appointed throughout to a high specification. Sold beautifully fully furnished.

The accommodation briefly comprises; Spacious Living Dining Room, Kitchen with integrated appliances, Inner Hall, Master Bedroom One with Ensuite Shower Room & Walk in Wardrobe, Bedroom Two, Bathroom. Extensive Parking to the front & side with plenty of seating space incorporating a stunning deck to the rear.

We strongly recommend viewing to appreciate the wonderful low maintenance property.

NO CHAIN





WRENBURY VILLAGE

DIRECTIONS

From the Agent's Nantwich office proceed past Morrison's supermarket and over the island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top & over the canal bridge and continue for approx. 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village & just before the village school, turn left into Station Road. The property will be observed on the left hand side. Alternatively proceed out of Nantwich along Whitchurch Road A530 to the crossroads at the village of Aston. Turn right into Wrenbury Road & continue towards Wrenbury. Proceed over the level crossing & the property will be observed on the right hand side.

WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





A LAIRD ESTATES PARK HOME INCLUDES:-

Mains water & drainage, tiled roof, UPVC framed windows and doors, double glazing, own drive beside home.

Full LGP gas central heating, full concrete base, brick skirting & steps, private gardens & paving.

'Fairview Park' is an exclusive select, over 50's community, where residents really can enjoy the retirement dream, whether it be walking, bike riding, travelling or simply relaxing while watching the changing countryside scenes from If you are looking for a Friendly and Secure Residential Park, look no further you've found it at 'Fairview Park'.

NOTEWORTHY FEATURES

Bus Stop at Park Entrance. Family owned park. Delightful scenic walks. Mature trees & shrubs.

Informal & relaxing village atmosphere. Retired & semi retired residents. Small pets welcome.

Street lighting. New homes available. Various size plots.

10 year structural guarantee under the Gold Shield warranty scheme.

Highly efficient heat insulation for low heating costs

Easily maintained homes.

Security of tenure for life under 2013 mobile home act.

Very secure environments.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

5' 0" x 4' 10" (1.52m x 1.47m) UPVC Double glazed entrance door, ceiling light point.

Built in cloaks cupboard. Double opening glazed doors to the Living Dining Room.

LIVING DINING ROOM

18' 4" x 14' 4" max reducing to 9'8" (5.59m x 4.37m) An outstanding naturally light room, beautifully appointed with a high ceiling with recessed ceiling spotlights, 3 uPVC double glazed windows to the front & side with a leafy open aspect to the side. 2 Radiators, electric contemporary fireplace with wall mounted TV aerial over. Glazed doors to the Inner Hall & Kitchen.





LIVING DINING ROOM





KITCHEN





KITCHEN

10' 6" x 9' 5" max (3.2m x 2.87m) Superbly appointed with a comprehensively well equipped fitted kitchen incorporating wall, base & drawer units in a beautiful soft heritage green colour. Roll top wood effect laminate work surfaces with inset stainless steel sink unit. Recessed ceiling spotlights, uPVC double glazed door & window to the side elevation with pleasant outlook towards fields. INTEGRATED 'BEKO' APPLIANCES INCLUDE: 4 Burner gas hob with splash back & extractor hood over, fridge freezer, dishwasher & eye level double electric oven. Attractive flooring, various power points & under unit lighting.

INNER HALL

8' 9" x 2' 11" (2.67m x 0.89m) Ceiling light point, loft access. Doors to both bedrooms & bathroom.



MASTER BEDROOM ONE

10' 1" x 9' 5" (3.07m x 2.87m) Beautifully appointed with a glorious view to the side through the large uPVC double glazed window, ceiling light point, radiator, TV aerial point. Doors to the Ensuite Shower Room & Walk in Wardrobe.





ENSUITE

5' 5" x 5' 0" (1.65m x 1.52m) Corner shower cubicle, low level WC, wash hand basin upon attractive vanity cupboard, ceiling light point, UPVC double glazed window to the rear, attractive flooring.

WALK IN WARDROBE

5' 8" x 4' 1" (1.73m x 1.24m) Ceiling light point, hanging & shelving provision.





BATHROOM





BEDROOM TWO

9' 5" x 7' 7" (2.87m x 2.31m) Ceiling light point, radiator, uPVC double glazed window to the side, fitted wardrobes.



BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m) Meticulously appointed with a panel bath featuring 2 recesses to the feature tiled wall, uPVC double glazed window to the side, concealed cistern WC & wash hand basin inset into attractive storage cabinet with feature tiled wall, radiator, wood effect floor, mirror fronted wall mounted cupboard.

EXTERIOR

The park is approached via a one way system, with this particular property being observed on the left hand side.

There is a level area of brick paving to the side of the property with attractive fencing to the boundary, which provides some parking or seating space. There is also further parking space to the front of the property. Access to the contemporary decked terrace with glass screening & a pleasant outlook leafy outlook. Additional decked area to the side with steps.

EPC RATING: G

COUNCIL TAX BAND: A

FAIRVIEW PARK

The park enjoys magnificent views over the beautiful Cheshire Countryside, conveniently located in the village of Wrenbury which benefits from a Post office/shop, Doctors/Pharmacy, Church, Village Green, Hairdressers, Pubs/Restaurants, Social club and Bowling club. The Park is located 5 miles from Nantwich Town centre with its exclusive shops and facilities.

There is also public transport to and from the Park entrance.

PARK FEES & INFORMATION

The pitch fees are payable monthly in advance.

The pitch fee for 2019 is £135.00 monthly.

The water & sewage charge is £14.08 per person monthly.

Council Tax is payable directly to the council. All homes on the park are currently band A.

The Park supplies electricity through individual meters to each home, charged on a pass through basis in accordance with Ofgem regulations.

All Park Homes once sited and occupied on the park must be covered by insurance. This is a legal requirement set out by the Mobile Homes Act.

SERVICES

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Wright Marshall
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