



Wright Marshall
Estate Agents

**18 MEADOW HOUSE PARK, BADCOCKS LANE,
SPURSTOW, TARPORLEY, CW6 9RT**

£90,000



A well-presented and deceptively spacious two bedroom park home located in a beautiful private development that is just a 10 minute drive from the centre of Tarporley village and is offered to the market with NO ONWARD CHAIN.

Wright Marshall are delighted to offer to the market this spacious two bedroom park home which provides ample accommodation for anyone over the age of 45 and is positioned in an attractive position overlooking the communal green in the centre of Meadow House Park. The local area of Spurstow offers attractive rural scenery along with convenient transport links to the surrounding areas of Bickerton Hills, Tarporley, Chester and Manchester.

The property provides desirable living accommodation that has been configured to maximise its usable space and begins with a hallway that provides access into a large living room, family bathroom and two bedrooms. The dining room is conveniently positioned next to the well-appointed and fully fitted kitchen as well as the large living room. The kitchen offers intelligent and functional storage space to house white goods. The living room has ample windows that flood the room with natural light. Furthermore, the room provides an electric fire which provides a welcoming environment, especially during the winter months.

Both bedrooms are well presented with ample dimensions to fit a double bed. Both bedrooms are serviced by the family bathroom.

Externally there is off road parking and a small private courtyard garden with raised flower beds. Door leading to an external storage facility.

There is a management charge for the maintenance of the communal areas as well as the lease of the plot.

The property is offered to the market with NO ONWARD CHAIN and it is highly recommended to book an early viewing so as to fully appreciate what this property has to offer.

LOCATION

18 Meadow House Park occupies a rural location some 5 miles from the popular village of Tarporley. Its immediate setting is likely to be of particular appeal, adjoining farmland and accessed off a quiet No-Through lane which serves only three other properties. Indeed seldom do properties in such peaceful yet accessible locations come to the market.

The property is conveniently placed for Bunbury village which is fully serviced with a local store, butchers, primary school (which is held in high regard locally), church, three pubs and coffee shop. There is also the nearby Panama Hattys on the A49 at Spurstow. Tarporley is just 5 miles through the lanes and the city of Chester offers a comprehensive range of services.

Sporting activities are well catered for with a cricket club in Bunbury, several golf courses locally, motor racing at Oulton Park, polo at Little Budworth and horse racing at Chester and Bangor on Dee. For those with equestrian interests themselves, there are numerous quiet lanes for hacking out directly from the property.

Despite its rural location, the area is well served by roads being within daily commuting distance of Liverpool and Manchester courtesy of the M53 and M56 motorways. Travel to London is available from Crewe station which is 10 miles with a direct service to Euston whilst Liverpool and Manchester are both served by international airports.

RECEPTION HALLWAY

11'1" x 8'1" (3.38m x 2.46m)

Door with obscured glass. Radiator. Two ceiling light points. Doors through to living room, kitchen, principal bedroom, bedroom two and family bathroom.

LIVING ROOM

15'11" x 11'6" (4.85m x 3.51m)

Two UPVC double glazed windows. Two ceiling light points. Three wall lights. Coved ceiling. Two radiators. Telephone socket. Aerial point. Electric fire with wooden surround and tiled hearth. Opening through to the dining area.



DINING AREA

8'4" x 7'9" (2.54m x 2.36m)

UPVC double glazed windows overlooking the front. Ceiling light point. Radiator. Wall light. Coved ceiling. Telephone point and door through to kitchen.



KITCHEN

16'5" x 9'7" (5.00m x 2.92m)

A selection of wall and base level high gloss units with silver door handles incorporating drawers and cupboards with granite effect laminated work surfaces and tiling to worksurface areas. Inset bowl and a half stainless steel sink unit and drainer with chrome mixer tap. Four ring gas hob with extractor above, single oven and grill with warming plate warming drawer. Partially glazed back door window overlooking the side. Three useful storage cupboards. Two ceiling light points. Radiator and wall mounted Glowworm ULTRACOM 20 4CX boiler.



PRINCIPAL BEDROOM

10'11" x 9'6" (3.33m x 2.90m)

Window overlooking the rear. Ceiling light point. Radiator. Aerial point. Built-in wardrobes and dressing table.



BEDROOM TWO

10'2" x 9'8" (3.10m x 2.95m)

Window overlooking the courtyard garden. Ceiling light point. Radiator. Built-in wardrobes and dressing table.



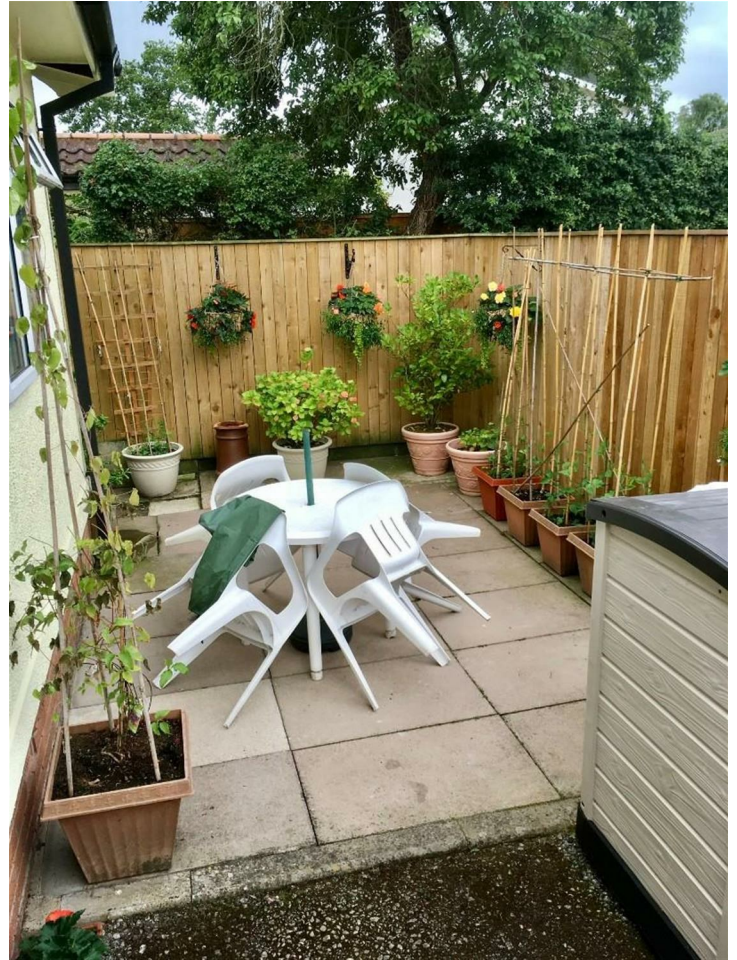
BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

A three-piece suite in white with chrome style fittings comprising bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low-level WC with dual flush. Fully tiled walls. Radiator. Window with obscured glass. Ceiling light point. Shaver socket.

EXTERIOR

Externally the property is approached via a driveway providing off-road parking. There is a small courtyard garden with raised flowerbeds to the rear. The property has the added benefit of an external brick storage facility.



SERVICES

We understand that mains water electricity and drainage are connected. LPG gas for heating and hot water.

The ground rent is currently £139.09 per month.

COUNCIL TAX BAND

Cheshire East Council - Band A.

VIEWING

By appointment with our Agents Tarporley office on 01829 731300.

TENURE

We understand the property to be leasehold.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

DIRECTIONS

From our office in Tarporley, turn left, heading out of the village in the direction of Nantwich. At the junction with the A49, turn left and at the traffic lights by The Red Fox, turn right on to a continuation of the A49. Drive through the village of Beeston, passing The Wild Boar Hotel on the left hand side. Continue for about 3/4 of a mile entering into a 30 mph limit. Proceed along passing Panama Hatties on the right hand side. Continue for a short distance until turning left on to Badcocks Lane. Proceed for a short distance until turning right into Meadow House Park drive directly in front of you and the property will be found on the left-hand side opposite the green identifiable by our Wright Marshall for sale board.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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