



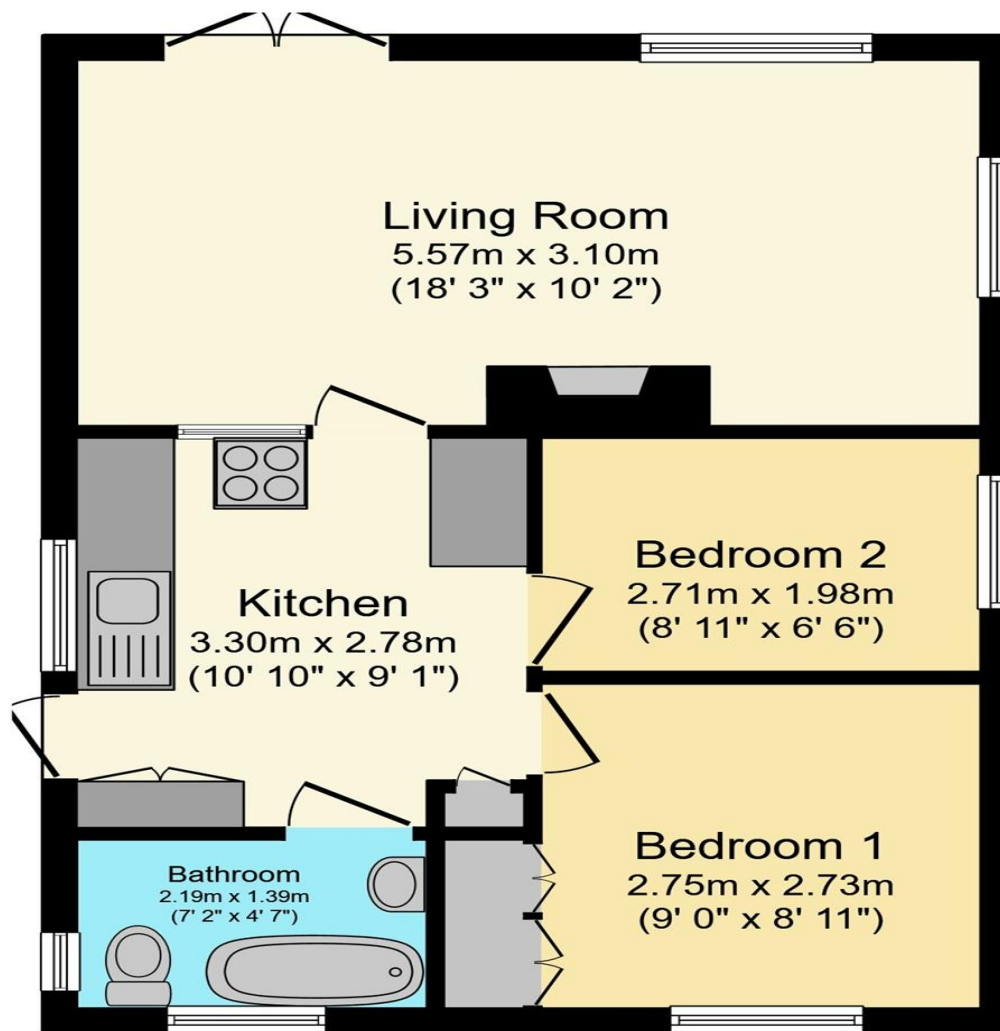
Riverside Mill Lane, Meadowbank Winsford CW7 2PN

welcome to

Riverside Mill Lane, Meadowbank Winsford

Nestled within a peaceful residential park in Winsford, this two-bedroom park home offers a fantastic opportunity for those seeking a tranquil lifestyle close to nature. Designed exclusively for residents aged 55 and over, the home provides comfortable single level living with plenty of potential for improvement and personalisation. Stepping inside, you enter directly into the kitchen, with all rooms leading conveniently from the central space. The property features two bedrooms, including a main bedroom with fitted wardrobes, a well-proportioned bathroom, and a functional kitchen area ready for updating to suit modern tastes. Externally, the home benefits from attractive brick cladding and a charming small wooden veranda to the front—ideal for enjoying a morning coffee. To the side, there is private parking, adding to the practicality of the home. The location is a standout feature, with the river and scenic country walks just a short distance away, offering a wonderful setting for those who enjoy the outdoors, with scope for refurbishment, this park home presents an excellent opportunity to create a comfortable and personalised retreat in a sought after Cheshire location.





Total floor area 44.7 m² (481 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Kitchen

10' 10" x 9' 1" (3.30m x 2.77m)

Living Room

18' 3" x 10' 2" (5.56m x 3.10m)

Primary Bedroom

9' x 8' 11" (2.74m x 2.72m)

Bedroom Two

8' 11" x 6' 6" (2.72m x 1.98m)

Bathroom

7' 2" x 4' 7" (2.18m x 1.40m)

External

A charming small wooden veranda to the front—ideal for enjoying a morning coffee. To the side, there is private parking.

Agents Note:

The property has a monthly service charge of £425.87 for pitch fees, site license fee, sewerage, electric and water, which is reviewed every January.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Residential Park Site
- Buyer's Must be Over 55's years old
- Full Resident Association
- Parking
- Countryside River Walks

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£50,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108820



Property Ref:
WSF108820 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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