

Cavendish

RESIDENTIAL

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Willow Park

Mancot, Gladstone Way,
Deeside, Flintshire CH5 2TZ

£79,950

* RESIDENTIAL RETIREMENT PARK HOME FOR THE OVER 50'S * FINISHED TO HIGH STANDARD. A beautifully presented two bedroom park home sited at Willow Park off Gladstone Way on Mancot. The accommodation briefly comprises: entrance hall with three built-in storage cupboards, living room with two bay windows, French doors to outside and cast-iron multi-fuel burner, dining room/bedroom two, fitted kitchen with oak worktops and range style cooker, principal bedroom with fitted wardrobes and a well appointed bathroom with free-standing roll top bath and separate shower. The property benefits from UPVC double glazed windows and has gas fired (LPG) central heating. Externally there are easy to maintain gravelled gardens with a decked seating area. Viewing recommended.

www.cavendishresidential.com

LOCATION

Mancot is an established village community conveniently located between Queensferry and Hawarden (1 mile) and some 7 ½ miles from Chester and 7 miles from Mold. There are local facilities catering for daily needs to include a primary school, whilst the Deeside area provides an excellent range of shops to include an Asda Superstore. The Hawarden Golf Club is nearby with sport with leisure facilities available at the Deeside Leisure Centre which is approximately 6 miles away. The Broughton Retail Park is within easy reach where you can find top High Street retail stores. Chester City Centre boasts an excellent range of shops, leisure facilities, health and fitness centres, golf clubs, museums and parks. Mancot is also within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

ENTRANCE HALL

Composite entrance door with double glazed insert, UPVC double glazed window, part wooden panelled walls, laminate wood effect strip floor, three built-in storage cupboards, recessed LED ceiling spotlight, wall mounted thermostatic heating controls, smoke alarm and single radiator with thermostat. Doors to the Kitchen, Bedroom One and Bathroom.



KITCHEN

5.87m maximum x 2.79m maximum (19'3" maximum x 9'2" maximum)

Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with oak worktops. Inset one and half bowl ceramic sink unit and drainer with extendable mixer tap. Freestanding Bexel range style cooker with five-ring gas (LPG), electric oven and grill and extractor above. Built-in fridge freezer and dishwasher. Wall tiling to work surface areas with concealed under-cupboard lighting. Single radiator with thermostat, panelled ceiling with recessed LED ceiling spotlights, laminated stone effect flooring, plumbing and space for washing machine, space for tumble dryer, and tall cupboard housing a Glow Worm Easicom combination condensing gas fired central heating boiler, UPVC double glazed windows overlooking the front and rear and UPVC double glazed door to outside,.



LIVING ROOM

3.89m plus bay x 3.51m plus bay (12'9" plus bay x 11'6" plus bay)

Two UPVC double glazed bay windows overlooking the front and side, UPVC double glazed French doors to outside, recessed brick fireplace with tiled hearth housing a cast-iron multi-fuel burner, coved ceiling, double radiator with thermostat, provision for wall mounted flat screen television and display niche with recessed spotlight. Door to Dining Room/Bedroom Two.





BEDROOM ONE

3.45m to front of wardrobe x 2.90m (11'4" to front of wardrobe x 9'6")

UPVC double glazed window to rear, single radiator with thermostat, electrical consumer board, recessed LED ceiling spotlights, provision for wall mounted flat screen television and full height fitted wardrobes with bi-folding doors having hanging space and shelving.



DINING ROOM/BEDROOM TWO

3.86m x 2.18m (12'8" x 7'2")

Coved ceiling, ceiling light point, double radiator with thermostat and UPVC double glazed French doors to outside.



BATHROOM

Well appointed four piece suite in white with chrome style fittings comprising: free-standing double ended polyurethane roll top bath with chrome mixer tap and shower attachment; tiled shower enclosure with wall mounted mixer shower and shower attachment; wall mounted wash hand basin with mixer tap and storage drawer beneath; and low level dual-flush WC. Laminated stone effect flooring, double radiator with thermostat, recessed LED ceiling spotlights, two UPVC double glazed windows with obscured glass and part wooden panelled walls.



OUTSIDE

The park home is set within easy to maintain gravelled gardens with a decked seating area enjoying French doors from the Living Room. Residents parking available.

AGENT'S NOTES

- * Council Tax Band A - Flintshire County Council.
- * Service charge - currently £196.50 per month (2016), which includes the water.
- * Children are not allowed to live in the park, but can visit.
- * Pets are allowed at the property, only with express permission from the site owner.
- * Warden/Manager on site.
- * In accordance with the site regulations, the wood burner requires smokeless fuel.
- * LPG gas fired central heating.
- * This is a semi-retirement/

retirement park property which is specifically restricted to those aged 50 years and over.

DIRECTIONS

From the agent's Hawarden office proceed along The Highway and at the War Memorial turn left into Gladstone Way. Follow Gladstone Way out of the village and past the Daleside Garden Centre. Then take the turning right into Colliery Lane. Then take the turning left into Willow Park Residential Park and at the reception turn left. At the fork in the road bear right and the property will be found after a short distance on the left hand side.

VIEWINGS

By appointment through our Hawarden Office 01244 564455 or Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/

David.adams@cavendishrentals.co.uk
PS/CC

GROUND FLOOR

APPROX. 64.7 SQ. METRES (696.6 SQ. FEET)



TOTAL AREA: APPROX. 64.7 SQ. METRES (696.6 SQ. FEET)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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