



**Well Maintained Park Home**

**Excellent Cul-De-Sac Position**

**Two Double Bedrooms**

**Ensuite + Bathroom**

**Allocated Parking At Front**

**Suitable For Cash Buyers Only**

**The Promenade, Moss Lane**  
Moore, Warrington, WA4 6FX

**£115,000**

\*\*\*\*\* VIRTUAL VIEWING AVAILABLE \*\*\*\*\*

A two bedroom park home occupying a favourable elevated cul-de-sac position within the 'Promenade Park' development at Moore. Features include; gas fired central heating, double glazing, hall, lounge / dining room, kitchen, two bedrooms, ensuite and bathroom. Outside there is allocated parking for one car at the front and a pleasant southerly aspect to the rear.

Suitable For Over 50's & Cash Purchasers Only. No Chain Delay With This Sale.

**Ground Floor**

**Entrance Hall** 9' 1" max x 8' 1" max (2.77m x 2.46m)

**Lounge** 15' 11" x 11' 3" (4.85m x 3.43m)



**Dining Area** 8' 3" x 7' 11" (2.51m x 2.41m)



**Kitchen** 13' 3" x 6' 11" + recess (4.04m x 2.11m)



[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
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**Bedroom One** 9' 7" x 8' 6" (2.92m x 2.59m)



**Bathroom** 6' 6" x 5' 7" (1.98m x 1.70m)



**Dressing Room** 5' 3" x 4' 5" (1.60m x 1.35m)

**Ensuite** 5' 3" x 5' 1" (1.60m x 1.55m)



**Bedroom Two** 10' 3" x 9' 7" (3.12m x 2.92m)



## Outside

### Allocated Parking

There is an allocated parking space for one car at the front of the property.



## Gardens

South facing rear aspect. Manageable size gardens to either side.



## Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

## Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

## Agents Notes

Lease Term: TBC

Site Fees: TBC

Council Tax Band: A

Promenade Park Rules, Regulations and Seller/Buyer Schedules are outlined below:

Promenade Park, Moore is regulated and licenced by Halton Borough Council.

Minimum age of residents is 50 years.

No property is permitted for rent or sub sublet of any description and duration.

Any home on Promenade Park must be the Residents main UK address.

No alterations shall be made to Pitch or Home until discussed in the Parks Office.

No dogs are allowed. Cats which a prospective buyer already has are allowed but cannot be replaced.

On completion of any sale, a fee of 10% of the transaction price must be paid by the vendor to Premier Park Homes Ltd.

Full details available upon request.

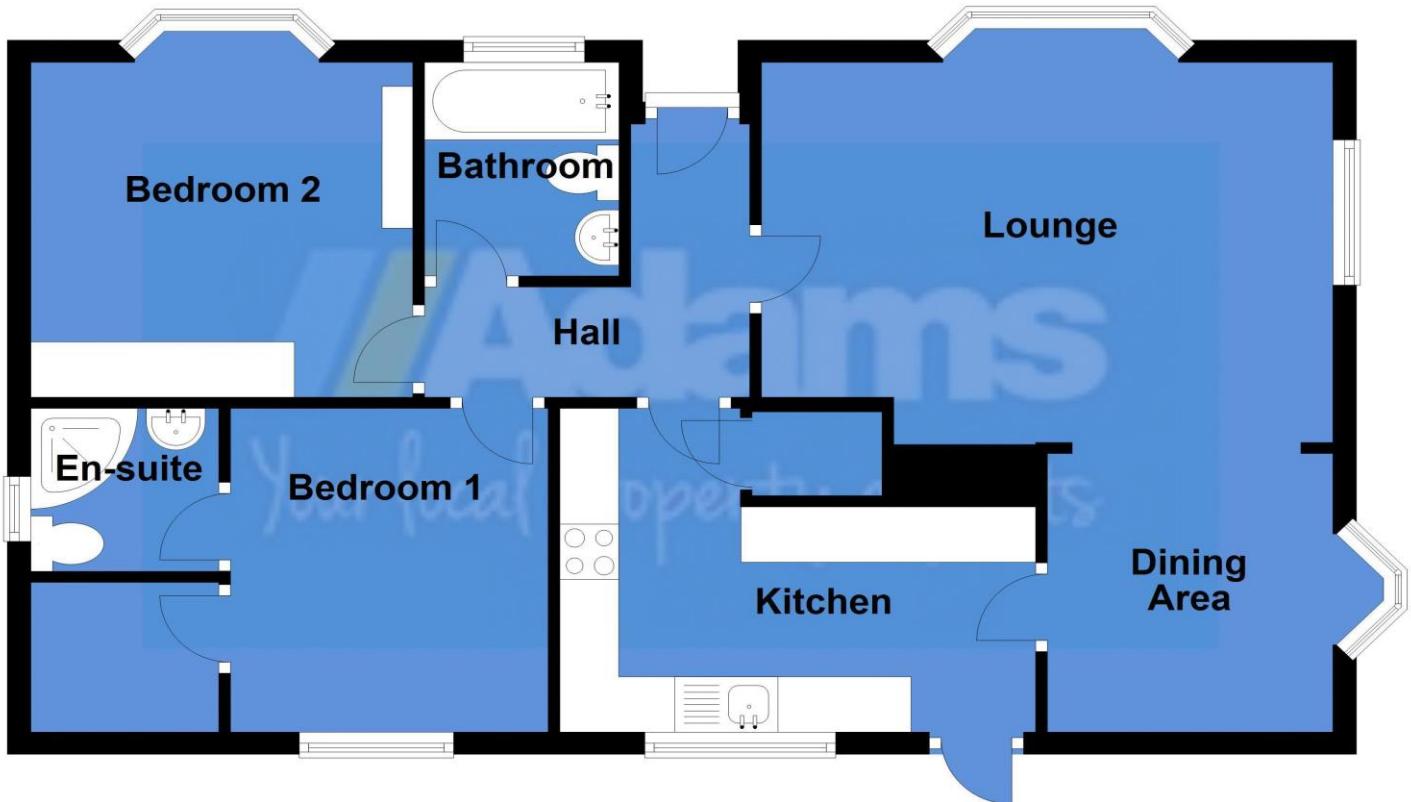


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## Ground Floor



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