



## 34 Cherry Tree Park

Empire Way, Gretna, DG16 5BP

Offers Over £72,500



- Two Bedroom Park Home
- Excellent Condition Throughout
- Well-Appointed Fitted Kitchen
- Gardens to the Side & Rear
- Ideal for those seeking an Easy & Low-Maintenance Lifestyle
- Peaceful & Friendly Cul-De-Sac Position
- Large Open-Plan Living & Dining Room
- Two Double Bedrooms with Master En-Suite & Walk-In Wardrobe
- Driveway Parking for One/Two Vehicles
- Over 50s Eligible to Purchase

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Offered to the market in excellent condition, this two-bedroom park home is peacefully positioned within a friendly cul-de-sac setting on Cherry Tree Park, providing an ideal opportunity for those seeking an easy, low-maintenance lifestyle in their mature years. Internally, the home is beautifully presented throughout, allowing the new owners to move straight in. The accommodation includes a spacious open-plan living and dining room, a well-appointed fitted kitchen offering ample space for everyday living, along with two generous double bedrooms. The master bedroom benefits from en-suite facilities and a walk-in wardrobe, complemented by a modern family bathroom. Externally, the property enjoys low-maintenance gardens and dedicated driveway parking. An excellent home occupying a desirable plot, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

LPG Gas Central Heating and Double Glazing Throughout.

EPC - N/R and Council Tax Band - A.

Gretna is a vibrant and historic border town, well known for its welcoming atmosphere and excellent transport connections. The town centre offers a wide selection of amenities, including convenience stores, bakeries, butchers, hair salons, and a range of independent shops and eateries. Renowned for its romantic heritage as a famous wedding destination, Gretna also benefits from a strong sense of community and a variety of local events throughout the year. Road links are exceptional, with the A74(M) and A75 providing swift access across South West and Central Scotland, as well as into England. The stunning landscapes of the Lake District National Park are less than an hour's drive to the south, while nearby countryside and coastal walks offer plenty of opportunities to enjoy the outdoors right on the doorstep.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the side, internal door to the hallway, and a radiator.

### HALLWAY

Internal doors to the living & dining room, kitchen, two bedrooms and bathroom, built-in cupboard, radiator, and a loft-access point.

### LIVING & DINING ROOM

Two double glazed windows to the front aspect, two double glazed windows to the side aspect, two radiators, wall-mounted electric fire, and a serving hatch to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and splashbacks above. Integrated electric oven, LPG gas hob, extractor unit, space for a fridge, space for a freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed LPG gas boiler, radiator, electric fan heater, external door to the side pathway, and a double glazed window to the side aspect.

### BEDROOM ONE, EN-SUITE & WARDROBE

#### Bedroom One:

Double glazed window to the side aspect, radiator, and internal doors to the wardrobe and en-suite.

#### En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and shower enclosure with mains shower unit. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

#### Wardrobe:

Fitted railings, radiator, and lighting.

### BEDROOM TWO

Double glazed window to the side aspect, and a radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with shower over. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Driveway & Side Garden:

To the left side of the home is a block-paved driveway which can comfortably accommodate parking for one vehicle, with potential for a second, alongside a low-maintenance and mature garden which includes a fruit tree and established borders. A pathway with gate allows access to the rear garden.

### Rear Garden:

To the rear of the home is a low-maintenance garden area, including artificial lawn, a timber garden shed, and an area containing the LPG gas cylinders. An additional pathway with steps, lighting and an external cold water tap extends to the right side of the property, with access from there into the kitchen.

## WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p](https://what3words.com) and enter -skippers.nicknames.mice

## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

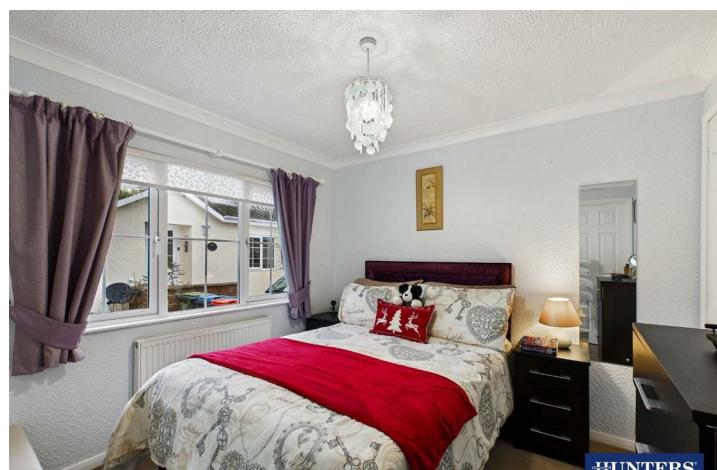
## AGENTS NOTE:

We advise the site fee is approximately £218.44 per month including water and not included in the council tax. The electric meters are read by the site warden quarterly, then each park home is billed accordingly.

Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please request a copy of the park rules from the agents office.

## Floorplan







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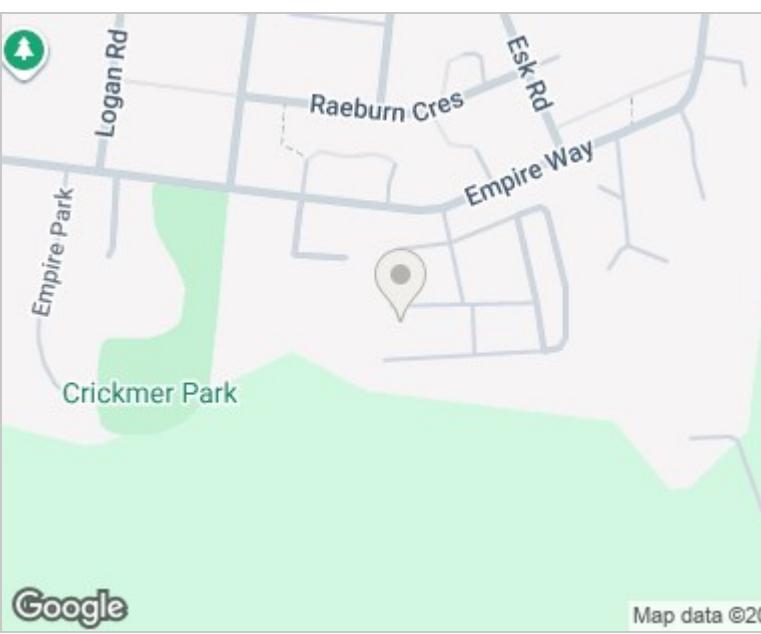
## Energy Efficiency Graph

## Viewing

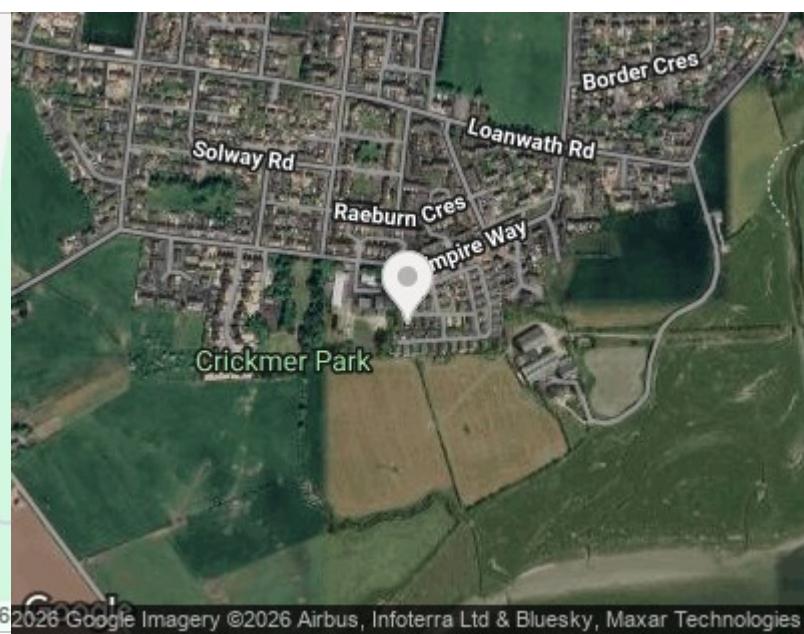
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map



Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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